

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
710 E STREET • SUITE 200
EUREKA, CA 95501-1865
VOICE (707) 445-7833
FACSIMILE (707) 445-7877

MAILING ADDRESS:
P. O. BOX 4908
EUREKA, CA 95502-4908



F5a

Filed: April 3, 2006
60th Day: June 2, 2006
Staff: Jim Baskin
Staff Report: April 21, 2006
Hearing Date: May 12, 2006
Commission Action:

TO: Commissioners and Interested Parties

FROM: Peter M. Douglas, Executive Director
Robert S. Merrill, North Coast District Manager
Jim Baskin, Coastal Planner

SUBJECT: **City of Trinidad LCP Amendment No. TRN-MAJ-1-05, Community Facility Land Use Plan and Zoning Amendment (Commercial (C) to Public and Religious (PR)).** (Meeting of May 12, 2001, in Costa Mesa)

SYNOPSIS:

1. Description of Proposed LCP Amendment.

The City of Trinidad has submitted an application for an amendment to its certified Local Coastal Program (LCP) for reclassifying the land use and zoning designations of a vacant 3.2-acre parcel from Commercial (C) to Public and Religious (PR) designations. No changes to the text of the LUP or the IP would result from the proposed LCP amendment. The affected property is located northwest of the interchange of Highway 101 and Main Street within the municipal boundaries of the City of Trinidad

The impetus for the changes is to facilitate development of a community center facility as development of these facilities could not be authorized under the site's existing plan and zoning designations. As described in the City's amendment submittal, a 9,000-square-foot multi-use structure is proposed on the southwestern portion of the site for housing a City museum, a branch of the County Library, City administrative offices, Council chambers and public assembly facilities, and a visitor information center, with the bulk of the parcel to the north and east being retained as open space for use as a public park. The City Council locally approved the plan and

CITY OF TRINIDAD LCP AMENDMENT (COMMUNITY CENTER)

TRN-MAJ-1-05

PAGE 2

zoning reclassifications for the project and has submitted the subject amendment to the Land Use and Implementation Plans of the City's LCP for concurrence certification by the Commission.

2. Summary of Staff Recommendation.

The staff recommends that the Commission, upon completion of a public hearing, **approve the requested LCP amendment as submitted**. The proposed changes to the Land Use Plan as proposed are consistent with the Coastal Act regarding the reservation and protection of certain lands for priority coastal uses, including coastal-dependent, visitor-serving facilities, and upland support sites for commercial recreation that furthers coastal recreational opportunities. Given the inland location of the site proposed for reclassification many of these uses would either be inappropriate for development at the site, are provided at locations closer to the shoreline, or the anticipated future demand for such uses could be accommodated at more appropriate locations. The proposed revision to the parcel's zoning would similarly conform with and adequately carry out the policies of the amended LUP insofar as the proposed Public and Religious zoning district regulations would directly implement the policies of the Public and Religious land use designation, through establishing development standards for public, quasi-public, and private religious institutional facilities, including parks, civic administration offices, museums, cultural centers, and assembly facilities, uses specifically identified under the corresponding LUP designation.

The motions to adopt the staff recommendation are found on pages 3 and 4.

3. Analysis Criteria.

The relationship between the Coastal Act and a local government's Local Coastal Program can be described as a three-tiered hierarchy with the Coastal Act setting generally broad statewide policies. The Land Use Plan (LUP) portion of the LCP incorporates and refines Coastal Act policies for the local jurisdiction, giving guidance as to the kinds, locations, and intensities of coastal development. The Implementation Program (IP) of an LCP typically sets forth zone districts and site development regulations through legally enforceable ordinances which are the final refinement specifying how coastal development is to precede on a particular parcel. The LUP must be consistent with the Coastal Act. The IP must conform with, and be adequate to carry out the policies of the LUP.

In this case, the proposed LCP amendment affects both the LUP and IP components of the City of Trinidad's LCP. The LUP portion of the City's LCP affected by the subject LCP consists of the land use designation of APN 42-051-33 as portrayed on Plate 1B of the Trinidad General Plan. The proposed IP amendment would effectuate changes to the zoning of APN 42-051-33 as illustrated on the Trinidad Zoning Map, certified as Section 3.04 of the Zoning Ordinance of the City of Trinidad, as certified by the Commission on July 9, 1980. No changes to the text of the LUP or the IP would result from the proposed LCP amendment.

This analysis concentrates on the policies and standards of the Coastal Act and the LCP most directly affected by the subject land use plan and zoning redesignations. Subsequent

CITY OF TRINIDAD LCP AMENDMENT (COMMUNITY CENTER)

TRN-MAJ-1-05

PAGE 3

development of a community center or any other development that might be proposed will require a coastal development permit and will need to be reviewed by the City for conformance to the certified LCP, as amended.

4. Additional Information.

For further information, please contact James R. Baskin at the North Coast District Office (707) 445-7833. Correspondence should be sent to the District Office at the above address.

PART ONE: MOTIONS, RECOMMENDATIONS, AND RESOLUTIONS

I. MOTIONS, STAFF RECOMMENDATIONS, AND RESOLUTIONS FOR LCP AMENDMENT NO. TRN-MAJ-1-05

A. APPROVAL OF LUP AMENDMENT NO. TRN-MAJ-1-05, AS SUBMITTED:

MOTION I: I move that the Commission certify Land Use Plan Amendment No. TRN -MAJ-1-05 as submitted by the City of Trinidad.

STAFF RECOMMENDATION TO CERTIFY:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the amendment as submitted and adoption of the following resolution and findings. The motion to certify as submitted passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION I TO CERTIFY THE LAND USE PLAN AMENDMENT:

The Commission hereby certifies Land Use Plan Amendment No. TRN-MAJ-1-05 as submitted by the City of Trinidad and adopts the findings set forth below on the grounds that the amendment conforms with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan amendment complies with the California Environmental Quality Act because either: (1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment; or (2) there are no further feasible alternatives or mitigation measures which could substantially lessen any significant adverse impact which the Land Use Plan Amendment may have on the environment.

B. APPROVAL OF IP AMENDMENT NO. TRN-MAJ-1-05, AS SUBMITTED:

MOTION: I move that the Commission reject the Implementation Program for the City of Trinidad as submitted.

STAFF RECOMMENDATION TO CERTIFY:

Staff recommends a **NO** vote. Failure of this motion will result in certification of the Implementation Program as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

RESOLUTION II TO CERTIFY IMPLEMENTATION PROGRAM AS SUBMITTED:

The Commission hereby certifies the Implementation Program for the City of Trinidad as submitted and adopts the findings set forth below on grounds that the Implementation Program conforms with, and is adequate to carry out, the provisions of the certified Land Use Plan as amended, and certification of the Implementation Program will meet the requirements of the California Environmental Quality Act, because either: (1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Program on the environment; or (2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Implementation Program.

PART TWO: AMENDMENT DESCRIPTION AND BACKGROUND

I. Description of Amendment.

The subject proposed LCP amendment entails redesignation of the land use plan and zoning designations of a vacant 3.2-acre parcel of land from “Commercial” (C) to “Public and Religious” (PR) to facilitate development of a community center facility and city park that could not be authorized under the existing designations.

The affected property is located northwest of the interchange of Highway 101 and Main Street within the municipal boundaries of the City of Trinidad in northwestern Humboldt County (see Exhibit Nos. 1-3). With the exception of the westerly access road and northern peripheral areas, in the 1960s the site was extensively filled to depths approaching 20 feet in some localities, with material originating from construction of portions of the adjacent Highway 101 freeway. With the exception of the past grading and perimeter fencing for horse pasturage, the parcel is effectively undeveloped. Elevations on the parcel range from 140 to 170 feet above mean sea level. The aspect over the filled portion of the property is generally northerly to northeasterly, with slopes range from 0% to 3%. Slopes down off of the filled central portion of the parcel to the westerly access road exceed 100%. The property lies approximately ¼ mile southeast of the Mill Creek watercourse which receives the majority of the site’s drainage as surface runoff, much of which is currently collected and conveyed through a south-to-north oriented shallow

CITY OF TRINIDAD LCP AMENDMENT (COMMUNITY CENTER)

TRN-MAJ-1-05

PAGE 5

drainage swale developed near the middle of the parcel. The affected property has public street frontage along both Patrick's Point Drive along its eastern side and two points of ingress and egress from Main Street along its southern side. The site is situated approximately ¼ mile inland from the closest ocean and/or bay shoreline and is separated from the coastal bluffs by Stagecoach Road and other intervening properties. No coastal accessways or support facilities either cross or are in the immediate vicinity of the site. No known environmentally sensitive habitat areas exist on or within close proximity of the property.

The property that would be affected by the subject LCP amendment consists of one legal parcel. The parcel is designated for property taxation purposes as assessor parcel number (APN 42-051-33). The property is currently planned and zoned "Commercial" (C). The standards of the C land use designation are detailed in Chapter III and Appendix A of the City's certified Land Use Plan zoning ordinance (see Exhibit No. 6). The C designation is intended to provide for the concentration of a limited range of commercial uses to meet the convenience needs of residents and visitors to the City, and the commercial fishing industry. The development standards of the implementing Commercial (C) zoning district are set forth in Chapter 4.09 and enumerate various principally and conditionally permitted uses and establish a variety of prescriptive restrictions on parcel size and density for purposes of land divisions, boundary adjustments, and transient accommodations, yard standards for provision of open space areas, and building height limitations (see Exhibit No. 7).

The standards of the Public and Religious land use designation proposed to be applied to the subject property are detailed in Chapter III and Appendix A of the City's certified Land Use Plan zoning ordinance (see Exhibit No. 6). The intent of PR land use designation is to identify area owned either by public agencies (e.g., schools, parking lots, police and fire stations, public buildings, and cemeteries) and/or quasi-public entities (utility substations) or alternately, by religious organizations for developing sites for worship services and other related uses. The development standards of the implementing Public and Religious (PR) zoning district similar proposed for the subject property are set forth in Chapter 4.10 of the City of Trinidad's certified Land Use Plan and enumerate various principally and conditionally permitted uses and establish a variety of prescriptive restrictions on parcel size and density for purposes of land divisions, boundary adjustments, and transient accommodations, yard standards for provision of open space areas, building height limitations, and design review requirements (see Exhibit No. 7).

The Public and Religious land use and zoning designations would be applied to a parcel that is currently planned and zoned for private commercial development. As illustrated in Table One below, the change to PR would alter the kinds or intensities of land uses that are currently allowed under the current C district standards. While specifications for development of private or for-profit professional office and public assembly uses as principally permitted uses would be largely substituted for with allowances for similar development and uses by their public, quasi-public, and religious institutional counterparts, provisions for a host of light commercial retail sales and services uses and development of residential dwellings at the site would be extinguished. In addition, accommodations for conditional use permit approval of motels, single family dwellings associated with a commercial use, and certain intensive commercial sales and service uses. However, these uses could still be pursued at either other vacant and available

CITY OF TRINIDAD LCP AMENDMENT (COMMUNITY CENTER)

TRN-MAJ-1-05

PAGE 6

Commercial zoned sites throughout the City and, with respect to development of motels, a priority visitor-serving use identified by the Coastal Act, as a principally permitted use within Visitor Serving (VS) zoning districts or as a conditional use in Planned Development (PD) zones pursuant to a unified site plan. Similarly, commercial recreation, another priority use category as identified in the Coastal Act, could also be developed in PD areas with a use permit.

The prescriptive development regulations applicable to the subject parcel would also be modified by the zoning amendment. The minimum parcel size for purposes of land divisions and boundary adjustments would change from the current 8,000 square-foot standard to that determined on a case-by-case basis predicated upon demonstration of adequate area to accommodate a particular identified development’s spatial needs, including wastewater disposal facilities, and satisfaction of front, rear, and side yard requirements. In addition, under the proposed new zoning, any new or expanded structures or uses would be subject to review by the City’s Design Review Committee.

The scope of the proposed amendment is limited to changes in the land use and zoning designations on one 3.2-acre parcel. No textual changes to the policies and standards of the LCP would occur. As a result, with the exception of the changes to permissible uses and development controls on the size and placement of structures as enumerated in the zoning district regulations, all other policies and standards of the currently certified LCP applicable to the site (e.g., seismic safety design standards, requisite water and wastewater facility development, etc.) would remain in force despite of the proposed changes in plan and zone designations.

The City is proposing the subject plan and zoning redesignations to facilitate the development of a relatively modest 9,000-square-foot community facility and City Park. Development of the community facility and park or any other development that might be proposed would require a coastal development permit and would need to be reviewed by the City for conformance to the certified LCP, as amended. The proposed improvements are forms of “major public works projects” as defined by the Coastal Act for which an appeal to the Commission could be filed. Permits for similar civic developments that meet the Coastal Act definition of “major public works project” that would raise concerns about coastal resource impacts associated with such development would remain appealable to the Commission.

Table One: Comparison of Commercial and Public & Religious Zoning District Development Regulations

Development Regulation Category	<u>Current Zoning of APN 42-051-33:</u> Commercial (C)	<u>Proposed Zoning of APN 42-051-33:</u> Public and Religious (PR)
Principally Permitted Uses	<ul style="list-style-type: none">• Professional and business offices• Social halls, fraternal and social organizations and clubs• Retail stores, agencies and services of a light commercial nature conducted entirely within an enclosed building such as antique shops, art galleries, retail bakeries, banks, barbershops, beauty salons, book stores, clothing and apparel stores, coin operated dry cleaning and laundry	<ul style="list-style-type: none">• Churches and appurtenant facilities• Fraternal and social organizations• Public parks, playgrounds, recreation centers, community gardens• Public and private schools, police and fire stations, public service and administrative offices, cultural facilities including museums, libraries, auditoriums, public rest rooms• Utility substations

CITY OF TRINIDAD LCP AMENDMENT (COMMUNITY CENTER)

TRN-MAJ-1-05

PAGE 7

Development Regulation Category	Current Zoning of APN 42-051-33: Commercial (C)	Proposed Zoning of APN 42-051-33: Public and Religious (PR)
	establishments, drugstores, florist shops, food markets, furniture stores, hardware and appliance stores, radio and television sales and service, restaurants and appurtenant licensed premises, service stations, studios, tailor shops, enclosed theaters, variety stores, plant nurseries, smokehouses and related sales, secondhand sales appurtenant to another permitted use	<ul style="list-style-type: none"> • Corporation yards • Reservoirs • Storage tanks • Radio and television transmission facilities • Caretaker residences
Conditionally Permitted Uses	<ul style="list-style-type: none"> • Motels • Single-family dwellings associated with a commercial use • Major auto repair, new and used auto, RV and boat sales, licensed premises not appurtenant to any restaurant, secondhand sales, storage warehouses, small animal hospital within a building, cabinet shops, contractor yards, handicraft manufacture, lumber yards, metal working shops, printing, wholesaling, commercial recreational facilities, piers, manufacture, repair and storage of fishing equipment, storage and processing of ocean produce 	None specified
Minimum Lot Area	<ul style="list-style-type: none"> • 8,000 square feet 	Area needed to accommodate the intended use, yard requirements, and any wastewater disposal facilities
Maximum Density	<ul style="list-style-type: none"> • One motel unit per 2,500 square feet of lot area • One dwelling unit per 8,000 square feet of lot area 	None specified
Minimum Front Yard	<ul style="list-style-type: none"> • 20 feet 	<ul style="list-style-type: none"> • 20 feet
Minimum Rear Yard	<ul style="list-style-type: none"> • None; 5 feet is adjacent to another zoning district 	<ul style="list-style-type: none"> • 5 feet; 0 feet if adjacent to PR or C zoning district
Minimum Side Yards	<ul style="list-style-type: none"> • None; 5 feet is adjacent to another zoning district 	<ul style="list-style-type: none"> • 5 feet; 0 feet if adjacent to PR or C zoning district
Maximum Building Height	<ul style="list-style-type: none"> • 25 feet; >25 feet with Conditional Use Permit 	<ul style="list-style-type: none"> • 25 feet; >25 feet with Conditional Use Permit
Design Review Requirements	None specified	<ul style="list-style-type: none"> • Expansion of existing buildings or uses • New uses or buildings

2. Public Participation and Commission Review.

The proposed LCP amendment was the subject of local public hearings before the Trinidad Planning Commission and the City Council. All of these public hearings were properly noticed to provide for adequate public participation. The LCP amendment submittal was filed as complete on April 3, 2006 and is consistent with Section 30514 of the Coastal Act and Section 13553 of Title 14 of the California Code of Regulations. Copies of the City Council’s adopting ordinances and resolution of transmittal to the Commission are attached as Exhibit Nos. 7 and 8.

PART THREE: AMENDMENTS TO LAND USE PLAN

I. ANALYSIS CRITERIA

The standard of review for the proposed amendment to the Land Use Plan (LUP) portion of the City of Trinidad LCP is the Chapter 3 policies of the Coastal Act. As submitted, the proposed LUP amendment is consistent with the policies of Chapter 3 of the Coastal Act.

II. FINDINGS FOR APPROVAL OF LAND USE PLAN AMENDMENT NO. TRN-MAJ-1-05 AS SUBMITTED

The Commission finds and declares as follows for LCP Amendment No. TRN-MAJ-1-05:

A. Amendment Description.

The City of Trinidad has submitted an application for an amendment to the Land Use Plan (LUP) portion its certified Local Coastal Program (LCP) for reclassifying the land use designation of a vacant 3.2-acre parcel from Commercial (C) to Public and Religious (PR) designation.

B. Priority Uses.

The proposed LUP amendment involves revisions to the land use and zoning categorizations of a 3.2-acre whereby the site's current Commercial assignment would be change to a Public and Religious designation. As a result, land use regulations that provide for the development of several priority uses as identified within the Coastal Act would be modified. Development of several types of visitor-serving retail sales and services, and overnight accommodations in the form of motels would no longer be permissible at the project site. However, development of several other classes of priority coastal recreational and visitor-serving uses would be allowed under the proposed public and religious designations, including public parks, playgrounds, and restrooms, cultural and historical interpretation facilities, such as museums and public assembly halls, and visitor information-based administrative offices.

1. Relevant Coastal Act Policies

Section 30213 of the Coastal Act states, in applicable part:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred... [Emphasis added.]

Coast Act Section 30222 states:

CITY OF TRINIDAD LCP AMENDMENT (COMMUNITY CENTER)

TRN-MAJ-1-05

PAGE 9

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry. [Emphasis added.]

Section 30223 directs that:

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible. [Emphasis added.]

Finally, Section 30255 states, in applicable part:

Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support. [Emphasis added.]

2. Analysis

The Coastal Act identifies a variety of uses that are to be given priority in siting determinations. These uses include, in no particular order of precedence:

- Agriculture;
- Coastal-dependent uses;
- Coastal related development needed to support associated nearby coastal-dependent uses.
- Lower-cost visitor and recreational facilities, preferably those provided by public rather than for-profit entities;
- On private lands, visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation over private residential, general industrial, or general commercial development; and
- Necessary upland support facilities for coastal recreational uses.

Several of these priority uses are either not applicable to or would be inappropriate for the subject property proposed for redesignation. For example, given the small size of the property, the qualities of its underlying soils, and the urbanized nature of its setting and surroundings, economically viable intensive agricultural operations on the property would likely be infeasible. Similarly, with a location over ¼ inland from any ocean or bayfront site, certain “coastal-dependent uses” --- those requiring siting on an immediate shoreline location --- or alternately,

CITY OF TRINIDAD LCP AMENDMENT (COMMUNITY CENTER)

TRN-MAJ-1-05

PAGE 10

upland support and/or “coastal-related” development requiring siting in reasonably close proximity to the coastal-dependent and coastal recreational uses they would serve, could not effectively be accommodated at the project parcel.

Conversely, given its highway frontage and town entry location, the subject property would appear to be suitable for several of the other priority uses, notably: (1) low-cost visitor-serving facilities, including transient overnight accommodations such as motels, hostels, and recreational vehicle parks; (2) retail sales and service businesses purveying to a coastal visitor customer base; or (3) for-fee commercial recreational facilities designed to enhance public coastal recreational opportunities, such as boating instructional institutions. These uses would no longer be pursuable under the proposed PR designation.

However, when the inventory of available alternate sites for the priority uses that would be offset by the proposed land use plan amendment, the reclassification of the 3.2-acre project parcel from Commercial to a Public and Religious land use designation would not result in a significant reduction in opportunities for the development of these priority uses. This site, as well as the 2.9-acre parcel adjoining the project property to the west (APN 42-051-32) and on the ±2.5-acre portion of the property to the south behind Trinidad Market (APN 42-063-37), both designated for “Planned Development,” which allows for such priority uses, have remained vacant and undeveloped since the City’s Land Use Plan was certified by the Commission in 1980. Similarly, though not certified as part of the City’s LCP, the City-owned, Commercial-designated parcels within the Trinidad Harbor Upland Support Area-of-Deferred-Certification (APNs 42-071-01 and -08) has also gone largely undeveloped except for use as a parking lot for coastal visitors and patrons of the adjoining harbor and pier area businesses.

Moreover, as discussed in further detail in Findings Sections II.B and III.A below, significant portions of the project site are encumbered by geologic and soil conditions that would render development of uses allowed under the current Commercial designation over much of the parcel infeasible. These limitations include the Anderson Ranch trace of the Trinidad Fault that traverses the northern half of the parcel (see Exhibit No. 10) and low-permeable clayey soils that underlay much of the site rendering infeasible development of large septic disposal systems normally associated with many of the principal and conditional uses allowed under the current designation. Park and open space uses, which are among the uses that would be accommodated by the proposed LUP amendment, could more feasibly be developed over the fault and on these soils.

Thus, given: (1) the unsuitability of the project parcel for agriculture; (2) its distant inland location making an infeasible site for coastal-dependent, coastal-related and upland support uses; (3) the availability of alternative locations where visitor-serving uses could be developed; and (4) the geophysical properties of the site that render large portions inappropriate for development of structures for human occupation or high-volume wastewater disposal infrastructure, the Commission finds that: (1) the subject site is not suitable for most visitor-serving commercial recreational facilities; (2) the site is not needed to support coastal recreational uses; and (3) the proposed LUP amendment would not significantly affect the development of priority uses identified in the Coastal Act within the City of Trinidad. Therefore, the Commission finds the

proposed amendment to the Land Use Plan consistent with Sections 30213, 30222, 30223, 30255 of the Coastal Act regarding the protection and provision of priority uses.

C. Avoidance and Minimization of Natural and Man-made Hazards.

The proposed change from Commercial to Public and Religious land use designation would also affect the intensity of uses allowed on the site. As discussed in preceding Findings Section II.B, many of the intensive private commercial uses requiring development of structural improvements in which to conduct the uses, or entailing significant human occupancy of such structures, would no longer be allowed at the site. In their place, a mixture of less structurally intensive and lower density open space uses, such as parks and playfields, and community gardens, would become permissible. In addition, development of certain “critical facilities,” namely police and fire stations, schools, public administration offices, public assembly facilities, and utility infrastructure would also become possible under the new designation, subject to compliance with special development regulations applicable to such uses (i.e., seismic safety, accessibility, and hazardous materials management and exposure standards).

1. Relevant Coastal Act Policies

Coastal Act Section 30253 states, in applicable part:

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs...

2. Analysis

The project parcel is crossed by the Anderson Ranch trace of the Trinidad Fault. As a result of the presence of this feature, the property lies within an Alquist-Priolo Special Earthquake Studies Zone as illustrated on the 7½-minute “Trinidad” quadrangle map released by the then-titled California Department of Mines and Geology¹ in 1983. Pursuant to the Act, in 1988 a fault evaluation report was prepared for the subject site. Based on site reconnaissance and trench excavations, this investigation delineated the portions of the site within 50 feet of the fault feature and/or areas susceptible to damage associated with surface rupture and subsidence that might result from seismic shaking along the fault. A building exclusion zone was then demarcated in which no “structures for human occupancy” as defined by the Act could be

¹ Since 2002, the Department of Mines and Geology is commonly referred to by the pseudonym “California Geological Survey.”

CITY OF TRINIDAD LCP AMENDMENT (COMMUNITY CENTER)

TRN-MAJ-1-05

PAGE 12

developed (see Exhibit No. 10). Based on this evaluation, development of such human-occupied structures was found to be inappropriate for roughly the northern half of the property.

Given the significant extent of seismically unstable areas on the project site that would preclude most forms of structural development therein, the effects the proposed land use redesignation would have in shifting permissible development to more open space related uses such as community parks, playfields, and gardens, would serve to minimize risks to persons and property associated with geologic hazards in areas affected by the faulting. Similarly, by redesignating the land ostensibly for public agency development, any civic structures developed, especially critical facilities such as the police station, government offices, public assembly amenities, and educational faculties envisioned for the site would be required conformance with more stringent seismic safety design standards than arguably would any private commercial buildings constructed on the property.

Therefore, based on the limitations on exposure of persons and property to geologic hazards that would be result from the subject land use category reclassification, the Commission finds the proposed amendment to the City's Land Use Plan consistent with Section 30253 of the Coastal Act.

D. Adequacy of Services to Support New Development.

The proposed reclassification of the subject parcel's Land Use Plan classification from Commercial to Public and Religious would alter the types and intensities of land uses that could be permissibly developed on the property. These changes in allowable development types could in turn affect the capacities and availability of community services, public utilities, and support infrastructure through increases (or reductions) in the demand and need for these services and conveniences.

2. Relevant Coastal Act Policies

Section 30250 of the Coastal Act states, in applicable part:

New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources...

2. Analysis

The City of Trinidad's municipal water system is currently provided from a stream diversion developed on Luffenholtz Creek, located two miles south of the town and conveyed via pipeline to a series of redwood storage tanks. Currently, Trinidad possesses only a two-hour fire-fighting water storage reserve. During drought years and toward the end of the dry summer/fall season,

CITY OF TRINIDAD LCP AMENDMENT (COMMUNITY CENTER)

TRN-MAJ-1-05

PAGE 13

water supplies can become limited, resulting in community-wide conservation measures being implemented. Trinidad currently has no centralized wastewater treatment works and, instead, depends on a decentralized system of individual septic tank / leachfield disposal facilities. As a result, soil conditions that would preclude development of a functioning percolation-based sewage disposal system (i.e., low permeability; high groundwater levels) represent a major limitation on the growth and development within the City. Further, though situated next to a major multi-state highway (U.S. 101), many of the roadways within Trinidad are narrow and have limited availability of on-street parking.

Many of the uses currently allowed of the project parcel either by-right or with securement of a conditional use permit under the current Commercial land use classification involve significant demands on community services, public utilities, and civic infrastructure, particularly water supply and wastewater disposal. These water-intensive uses include bakeries, barbershops and beauty salons, laundry establishments, restaurants and appurtenant licensed premises, and service stations. In addition, patrons of many of the other allowable retail uses would place vehicular traffic demands on local streets and parking facilities that overtime, could contribute to adverse cumulative impacts on the surrounding area's circulation, particularly through-flow capacities and intersection levels of service.

The proposed amendment to the site's LUP classification to a Public and Religious would lessen the potential demand on community services, public utilities, and related infrastructure through limiting the number of highly consumptive uses that could be developed on the property. In addition, as roughly half of the site cannot be developed for human-occupied structural improvements and would likely be unsuitable for wastewater disposal facilities, any use developed on the site would have ample area on which to develop its share of off-street parking facilities. Moreover, the proposed LUP reclassification would not otherwise affect the requirements for development on the parcel to demonstrate adequate water supply and wastewater disposal accommodation, or alter the pattern of ingress from or egress to the established hierarchy of streets abutting the parcel.

Therefore, the Commission finds that the proposed amendment to the LUP classification is consistent with Coastal Act Section 30250, as the change in designation to the Public and Religious category would limit the types and intensities of uses of the parcel with its geophysical limitations to uses that could be provided with adequate public services and which could be accommodated on the property.

III. CONCLUSION

Based on the foregoing analysis, the Commission finds the proposed amendment to the City's Land Use Plan as submitted to be consistent with the Chapter 3 policies of the Coastal Act.

PART FOUR: AMENDMENTS TO IMPLEMENTATION PROGRAM

I. ANALYSIS CRITERIA

The standard of review for the proposed amendment to the Implementation Plan (IP) of the City of Trinidad LCP is whether the IP, as amended, conforms with and is adequate to carry out the certified LUP, as amended and modified herein. For the reasons discussed in the findings below, the proposed amendment to the Implementation Program is consistent with and is adequate to carry out the certified Land Use Plan.

II. FINDINGS FOR APPROVAL OF IP AMENDMENT NO. TRN-MAJ-1-05 AS SUBMITTED

The Commission finds and declares as following for IP Amendment No. TRN-MAJ-1-05:

A. Amendment Description.

The City of Trinidad has submitted an application for an amendment to the Implementation Plan (IP) portion of its certified Local Coastal Program (LCP) for reclassifying the zoning designation of a vacant 3.2-acre parcel from Commercial (C) to Public and Religious (PR) designation. As submitted, the proposed IP amendment conforms with and is adequate to carry out the policies of the certified LUP as amended.

B. Implementation Conformity.

For any proposed change to a property's zoning designation to be certifiable, the implementing zoning designation must be shown to conform with its land use plan counterpart and adequately carry out all applicable LUP policies. In this case, the proposed LUP and IP map designations would share the same "Public and Religious" title and, as appears in the narrative description of the purpose and intent of the PR land use and zoning categories, allow for the same range of uses (see Exhibit Nos. 6 and 7). Moreover, no other zoning district's allowable uses would more closely match with the uses enumerated under the LUP's PR designation. Thus, given this consistency between LUP and zoning designations, the proposed PR zoning classification will conform with and be adequate to carry out the policies and standards of the PR classification of the LUP as amended.

C. Visitor-Serving Uses.

The proposed change to the property's zoning to a Public and Religious designation would facilitate development of public community center facilities at the site, including a visitor information center, public assembly and display areas, and parklands. These developments and the uses they would foster are identified in various policies within the City's certified LUP.

1. Relevant LUP Policies

LUP Chapter III *Development Options and Preferences – Recreation* Policy No. 62 states, in applicable part:

The local Chamber of Commerce and the city should cooperate in developing a visitor information center near the main entrance into town...

LUP Chapter III *Development Options and Preferences – Recreation* Policy No. 63 states, in applicable part:

The Elementary School District should be encouraged to schedule arts and crafts programs and other recreation activities during the summer that appeal to non-fishing visitors...

2. Analysis

The proposed rezoning of the property to Public and Religious zoning district would facilitate the development of a visitor information center at a location near the town entrance of Trinidad consistent with LUP Policy No. 62. In addition, development of parklands and cultural facilities as principal permitted uses under the PR designation would provide area in which recreational activities of local schools could be conducted and related arts and crafts displayed, respectively, consistent with LUP Policy No. 63. Thus, the proposed rezoning would facilitate implementation of two visitor-serving policies of the LUP. Therefore, the Commission finds the proposed IP amendment consistent with and adequate to carry out the visitor-serving policies of the LUP as concurrently amended.

III. CONCLUSION

Based on the foregoing analysis, the Commission finds the proposed amendment to the City's Implementation Program as submitted to be consistent with and adequate to carry out the certified Land Use Plan.

PART FIVE: CALIFORNIA ENVIRONMENTAL QUALITY ACT

In addition to making a finding that the amendment is in full compliance with the Coastal Act, the Commission must make a finding consistent with Section 21080.5 of the Public Resources Code. Section 21080.5(d)(2)(A) of the Public Resources Code requires that the Commission not approve or adopt an LCP:

CITY OF TRINIDAD LCP AMENDMENT (COMMUNITY CENTER)

TRN-MAJ-1-05

PAGE 16

... if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effects which the activity may have on the environment.

As discussed in the findings above, the amendment request is consistent with the California Coastal Act and will not result in significant environmental effects within the meaning of the California Environmental Quality Act.

EXHIBITS:

1. Regional Location Map
2. Vicinity Maps
3. Community Center Aerial Photo, Plot Map, and Floor Plan
4. Land Use Plan Map
5. Zoning Map
6. Excerpts, City of Trinidad Land Use Plan
7. Excerpts, City of Trinidad Zoning Ordinance
8. City Resolution No. 2005-10 – Submittal of LCPA Application
9. City Ordinance No. 2006-1 – Community Center Site Plan and Zoning Amendment
10. Excerpt, *Results of an Alquist-Priolo-Mandated Study of the Saunders Property*, (Busch Geotechnical Consultants, April, 1988)
11. Excerpts, Wastewater Disposal Soil Suitability Reports (Walter B. Sweet CE, October 1988; LACO Associates, April, 2002)

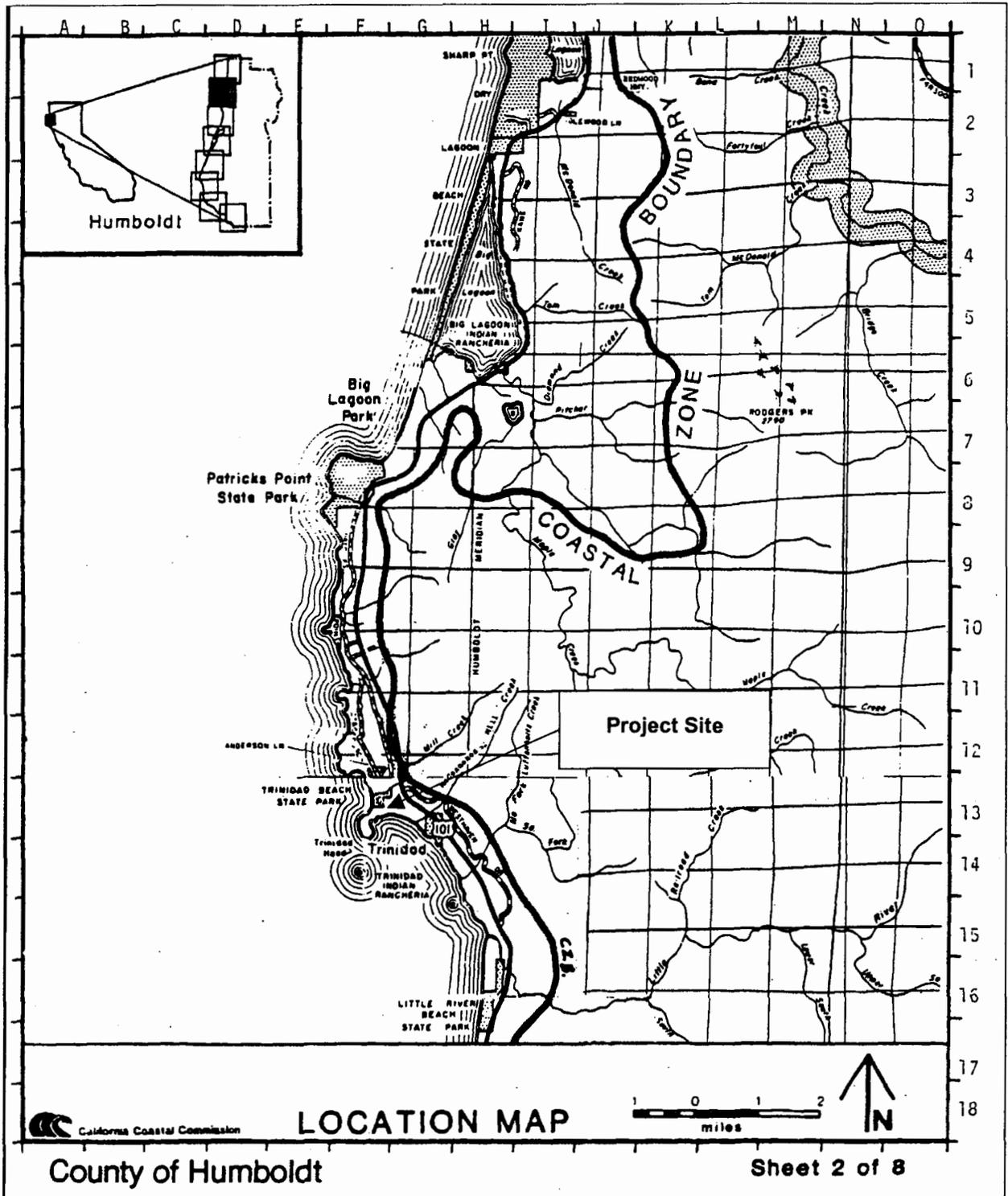
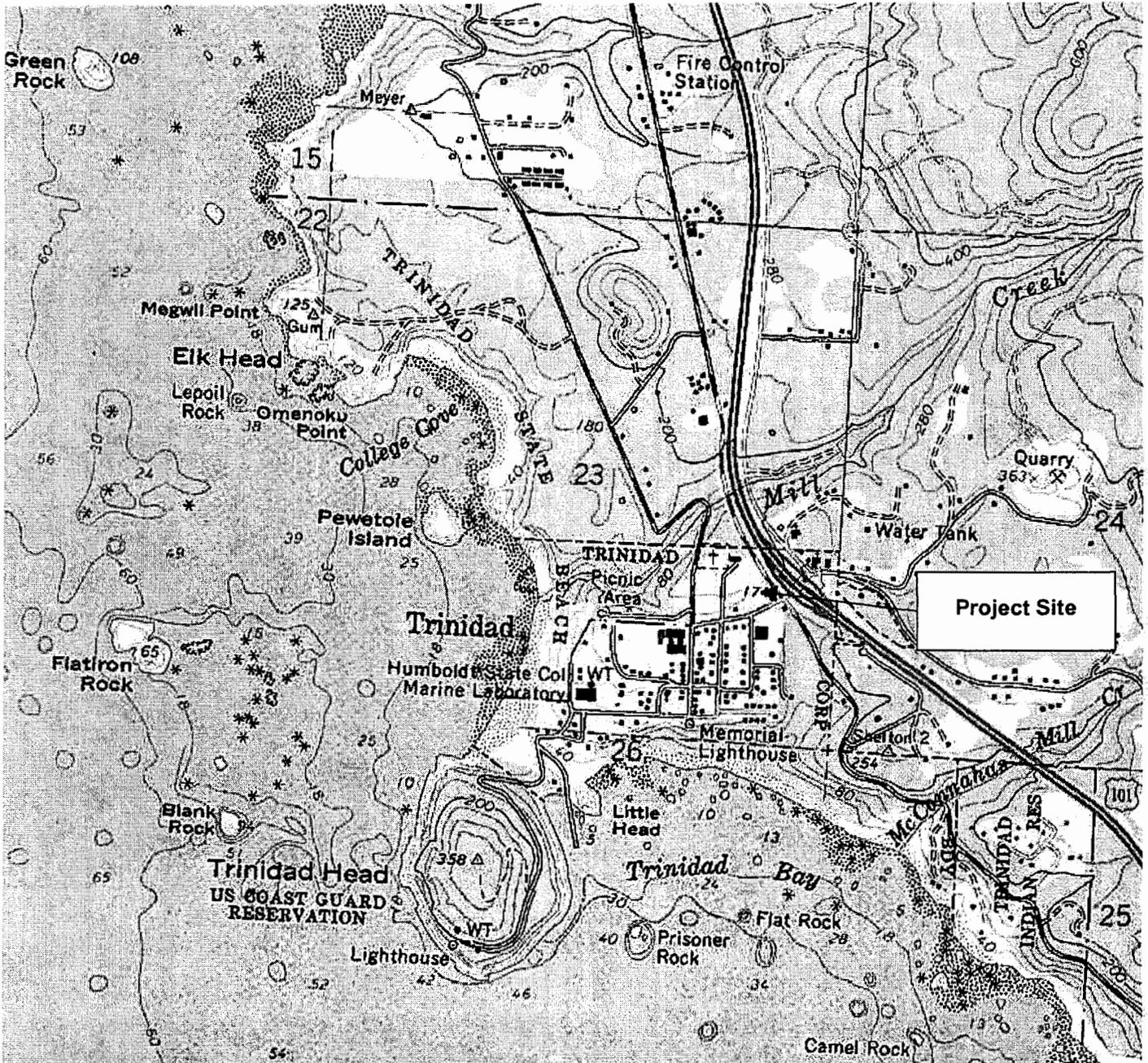
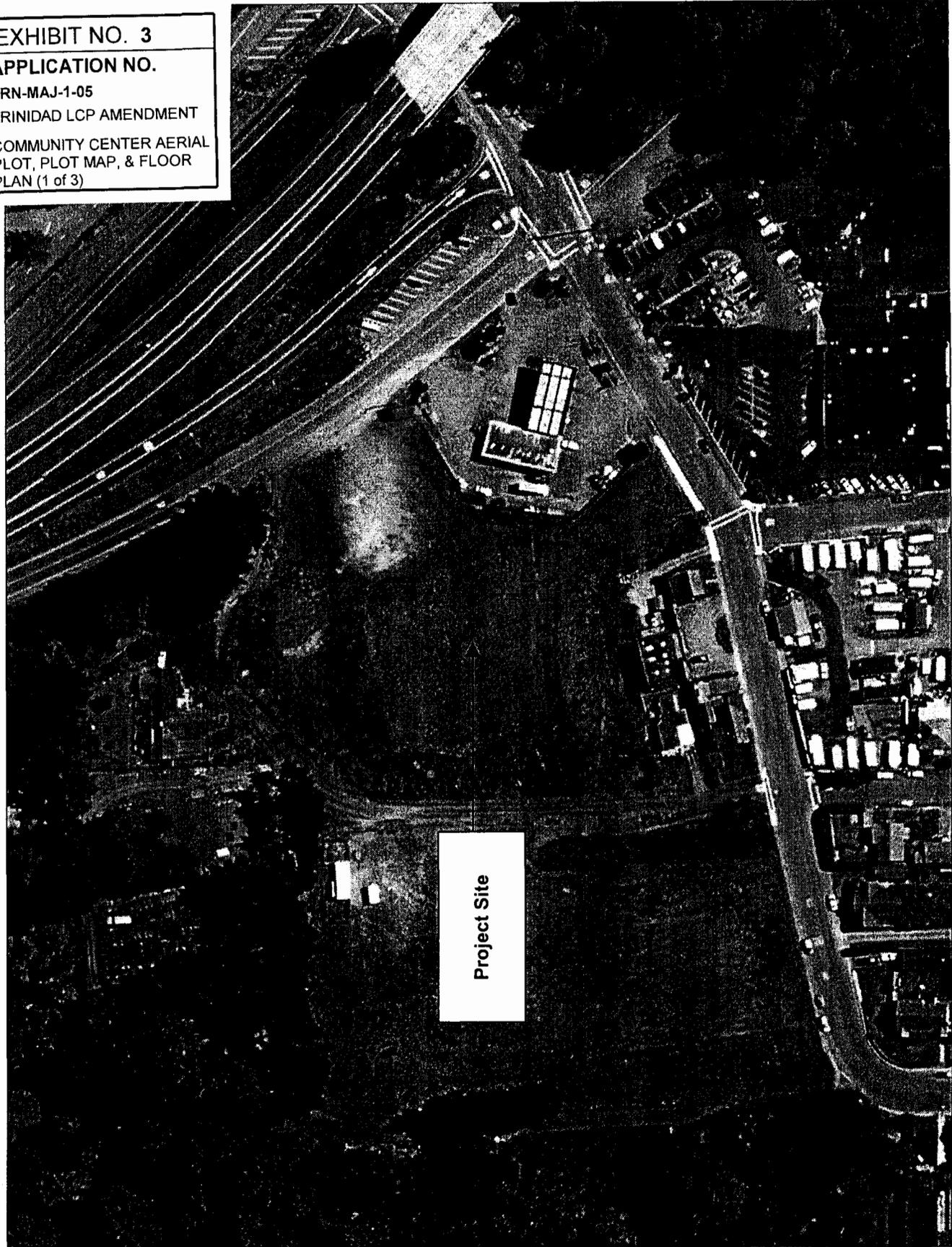


EXHIBIT NO. 1
 APPLICATION NO.
 TRN-MAJ-1-05
 TRINIDAD LCP AMENDMENT
 REGIONAL LOCATION MAP



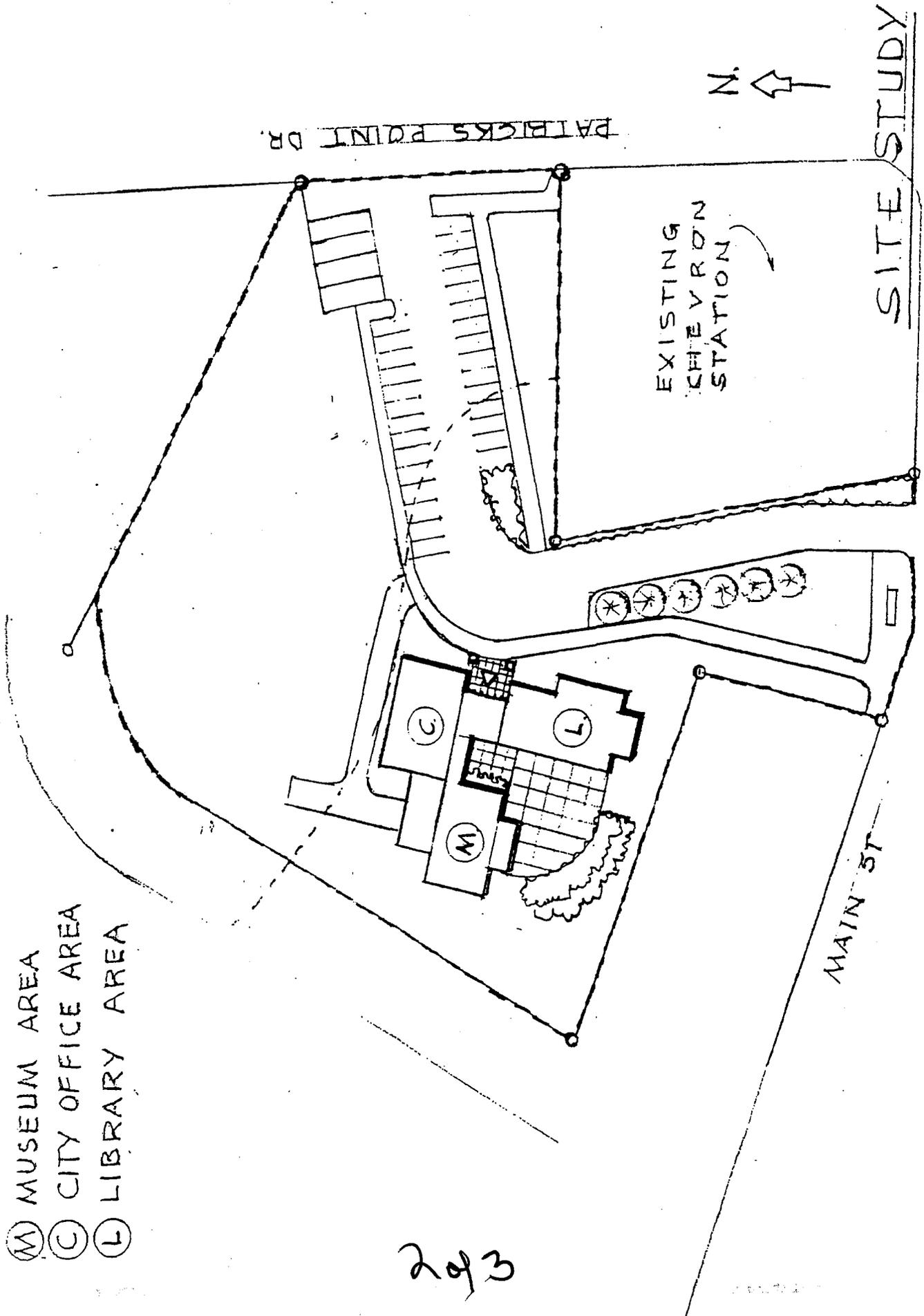
<p>EXHIBIT NO. 2 APPLICATION NO. TRN-MAJ-1-05 TRINIDAD LCP AMENDMENT VICINITY MAP</p>

EXHIBIT NO. 3
APPLICATION NO.
TRN-MAJ-1-05
TRINIDAD LCP AMENDMENT
COMMUNITY CENTER AERIAL
PLOT, PLOT MAP, & FLOOR
PLAN (1 of 3)



- Ⓜ MUSEUM AREA
- ⓐ CITY OFFICE AREA
- Ⓛ LIBRARY AREA

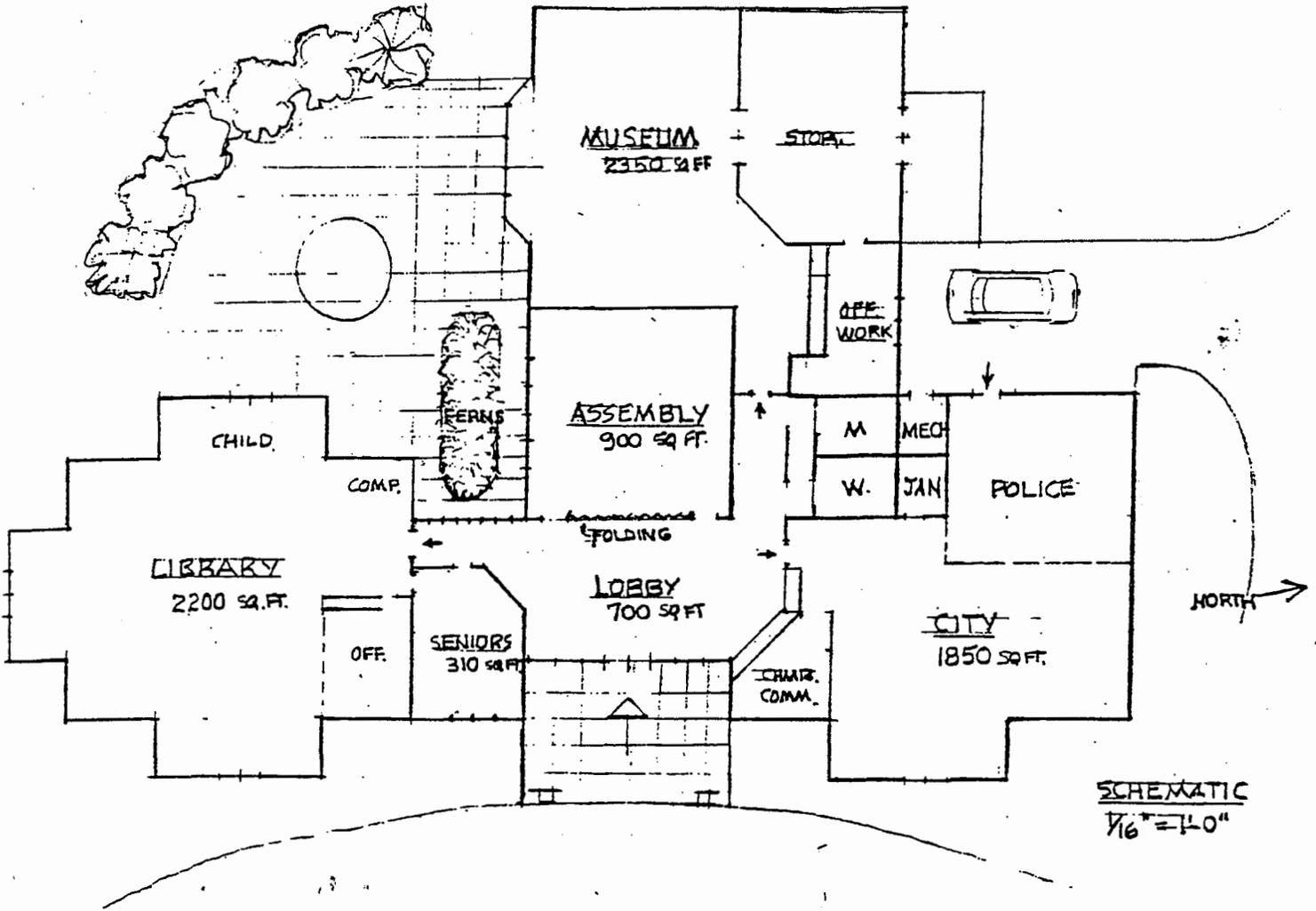
293



TRINIDAD COMMUNITY CENTER

FIGURE 3

TOTAL AREA = 8500 SQ FT



SCHEMATIC
1/16" = 1'-0"

3 of 3

FIGURE 4

EXHIBIT NO. 4

APPLICATION NO.

TRN-MAJ-1-05

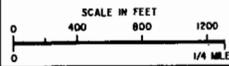
TRINIDAD LCP AMENDMENT

LAND USE PLAN MAP

**Environmental
Research
Consultants, Inc.**

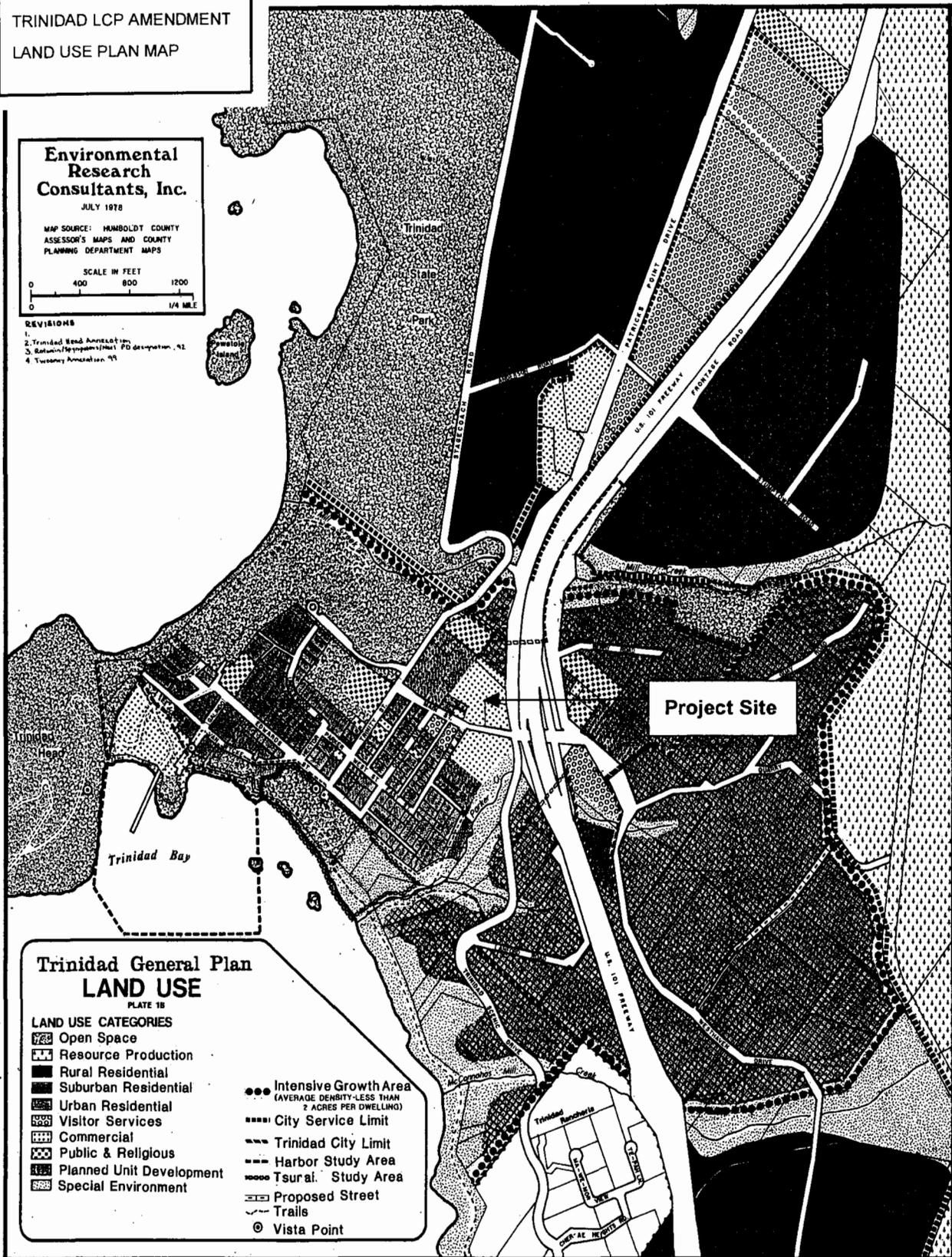
JULY 1978

MAP SOURCE: HUMBOLDT COUNTY
ASSESSOR'S MAPS AND COUNTY
PLANNING DEPARTMENT MAPS



REVISIONS

- 1.
2. Trinidad Road Amendment
3. Saltonstall/Reynolds/Finley FPD designation, 92
4. Tulemeay Amendment 95



**Trinidad General Plan
LAND USE**
PLATE 1B

LAND USE CATEGORIES

- Open Space
- Resource Production
- Rural Residential
- Suburban Residential
- Urban Residential
- Visitor Services
- Commercial
- Public & Religious
- Planned Unit Development
- Special Environment
- Intensive Growth Area (AVERAGE DENSITY-LESS THAN 7 ACRES PER DWELLING)
- City Service Limit
- Trinidad City Limit
- Harbor Study Area
- Tsurai Study Area
- Proposed Street
- Trails
- Vista Point

RECEIVED
AUG 25 1993

City limits - CALIFORNIA
COASTAL COMMISSION
NORTH COAST DISTRICT
Zone boundary -

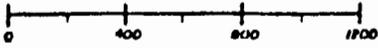
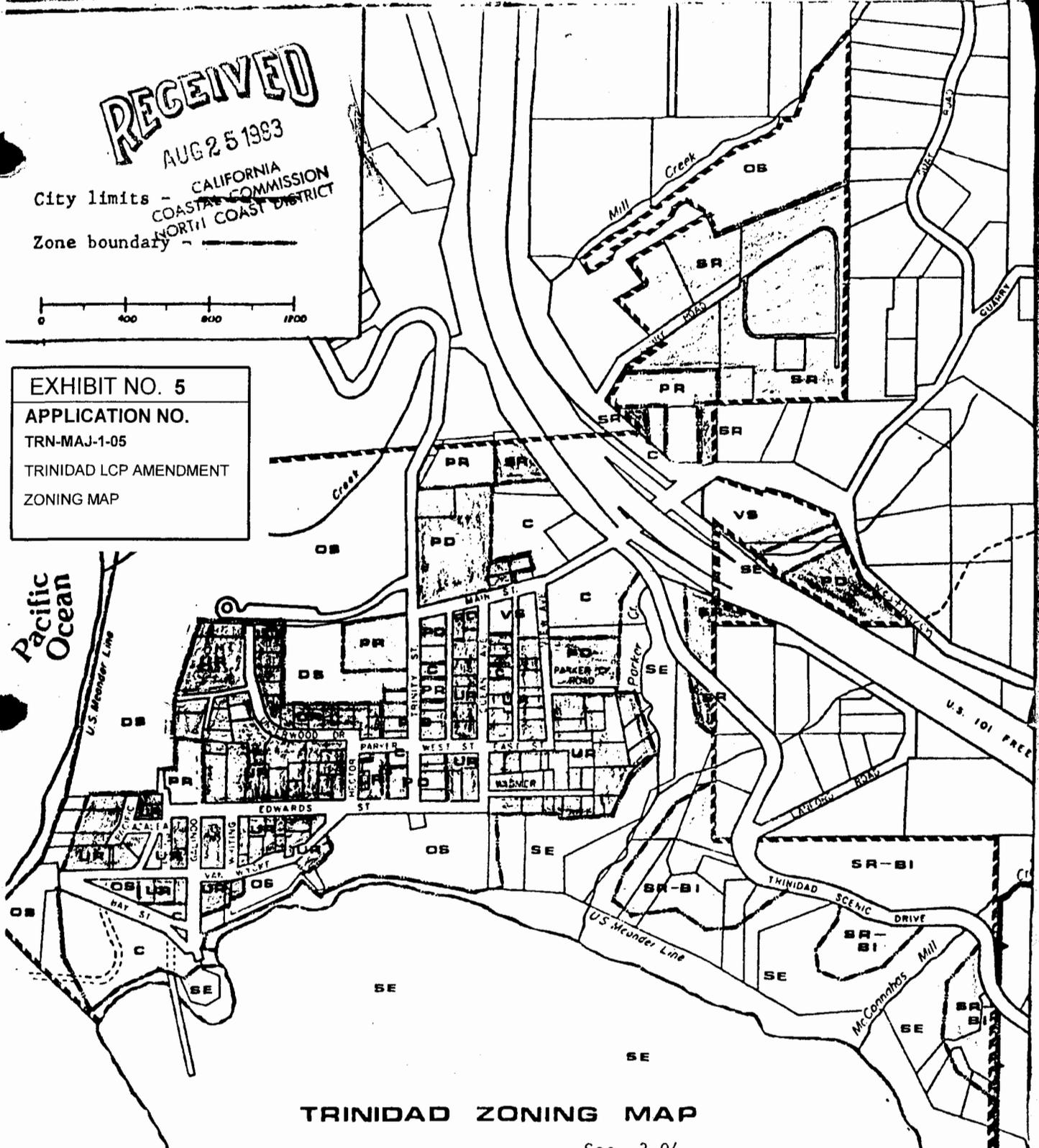


EXHIBIT NO. 5
APPLICATION NO.
TRN-MAJ-1-05
TRINIDAD LCP AMENDMENT
ZONING MAP

Pacific Ocean



TRINIDAD ZONING MAP

Sec. 3.04

Trinidad Head

Symbol	Principal Zones
OS	Open Space
SE	Special Environment
SR	Suburban Residential
UR	Urban Residential
PD	Planned Development
VS	Visitor Services
C	Commercial
PR	Public & Religious

Combining Zones	Symbol
Special Building Site - 1 acre	-B1
2 acres	-B2
5 acres	-B5
Mobilehome	-MH

CHAPTER III

Development Options and Preferences

Given the various development constraints identified in Chapter II there are still development options available. Development constraints can limit the use of land to the extent that only one use is possible. More often the constraints narrow down the options and some criteria must be used to choose one option over the others. Where constraints begin to impinge on desired land uses it is sometimes possible to reduce or eliminate the development constraint by providing new public services.

The General Plan Steering Committee used the questionnaire results to determine the basic "service or development preferences" of property owners and visitors. The General Plan background report analyses of social and economic factors were used to place "service and development preferences" in perspective. Not everyone will agree with the stated "preferences", but based on the questionnaire results and the judgment of the Steering Committee, it is felt the preferences are acceptable to a good majority of those concerned about Trinidad's future development.

Public Services

Government, in addition to being the arena for resolving land use issues on private property, is able to express development preferences through its decisions on the type and location of public services. Development of a sewer or water system with capacity to serve an expanding urban area indicates an interest in development expansion. Provision of lesser services indicates an emphasis on maintaining the character of the community rather than on growth.

Services provided by the City of Trinidad include land use regulation, street maintenance, operation of the city water system, support of the volunteer fire department, cemetery maintenance, police protection and the administrative responsibilities associated with being an incorporated city.

Most city residents like the rural character of the city and they have not made great demands on their city government. Major expenditures have been made to improve Main Street and drainage facilities, and to install the new water supply system on Luffenholtz Creek.

Water Service

The city withdraws water from Luffenholtz Creek. A large trunk line, located along Westhaven Drive, carries the water into the city. All development in the city is connected to the system. Because some of the residences along Westhaven Drive had inadequate wells, the city allowed them to connect to the system.

residence or accessory building and signs are kept to a minimum. Storage of crab pots, fishing boats, campers, and trailers within required yard areas should be allowed provided visibility at street intersections and access to the perimeter of the dwelling is not hampered.

54. The county should inspect all motel and cabin units being used as permanent residences to determine if they are suitable for permanent occupancy. Rental of suitable motel and cabin units by college students should be encouraged.

Commercial Development

Four of the eight commercial establishments in the city are located at the freeway interchange. The others are the office next to City Hall, the restaurant on Trinity at Parker, Katy's Smokehouse off of Edwards and the restaurant and commercial fishery at the pier. In addition there are several small home occupation enterprises including a burl shop and beauty shop. Outside the city the businesses are, with few exceptions, located along Patricks Point Drive. About 50% of the sales trade is by local residents. The other half is generated by visitors, 80% of whom are salmon fishermen who come to the area during the summer fishing season. The sales tax revenue generated by businesses in the city is a major component of city revenues.

The influx of visitors during the summer months creates several hardships for residents. In May and June this quiet residential community becomes a



bustle of activity as visitors arrive and drive down to the harbor to launch and moor their boats. They then take up residence at a local motel, cabin, or recreational vehicle park and become summer residents of the area. In July during the peak it is estimated there are over 1,100 visitors staying over night in the planning area.

X The increased traffic causes congestion on the narrow city streets and helps to break down the roads. Visitors park along the roadside making it difficult for two cars to pass and blocking driveways. Vehicles raise the noise level particularly in the early morning when the fishermen travel down to the harbor. Tourists wander through the residential areas as they sightsee, hike up the coastal bluffs, sometimes trespassing on private property, populate the local beaches, collect specimens from tidepools. Some novice fishermen demonstrate their unfamiliarity with the ocean by getting lost in the fog or by drifting into the breakers and swamping.

Since most of the residents do not depend on visitors for their income they often wish for fewer of them. But to the city budget and the 20% of the residents who derive some income from visitors' activities, continued interest in Trinidad as a vacation spot is important. The visitors are also important to all property owners because a decline in sales tax revenues would mean greater dependence on property taxes or a reduction in city services. Visitors are mostly retirees or older white collar workers. Most of the residents fit into the same category so there are few real social conflicts. If the area attracted numbers of young people the social contrast would be much greater.

Development Preferences

Rather than discourage visitors the city should encourage limited tourism to ensure that city revenues do not decline. The General Plan should, whenever possible, minimize adverse impacts caused by visitors.

Most property owners within the planning area support a small increase in general business facilities and a small to moderate increase in specialty shops catering to visitors. For the area outside the city they support very little increase in general business and a small increase in specialty shops. They do not support any new industry in the area.¹

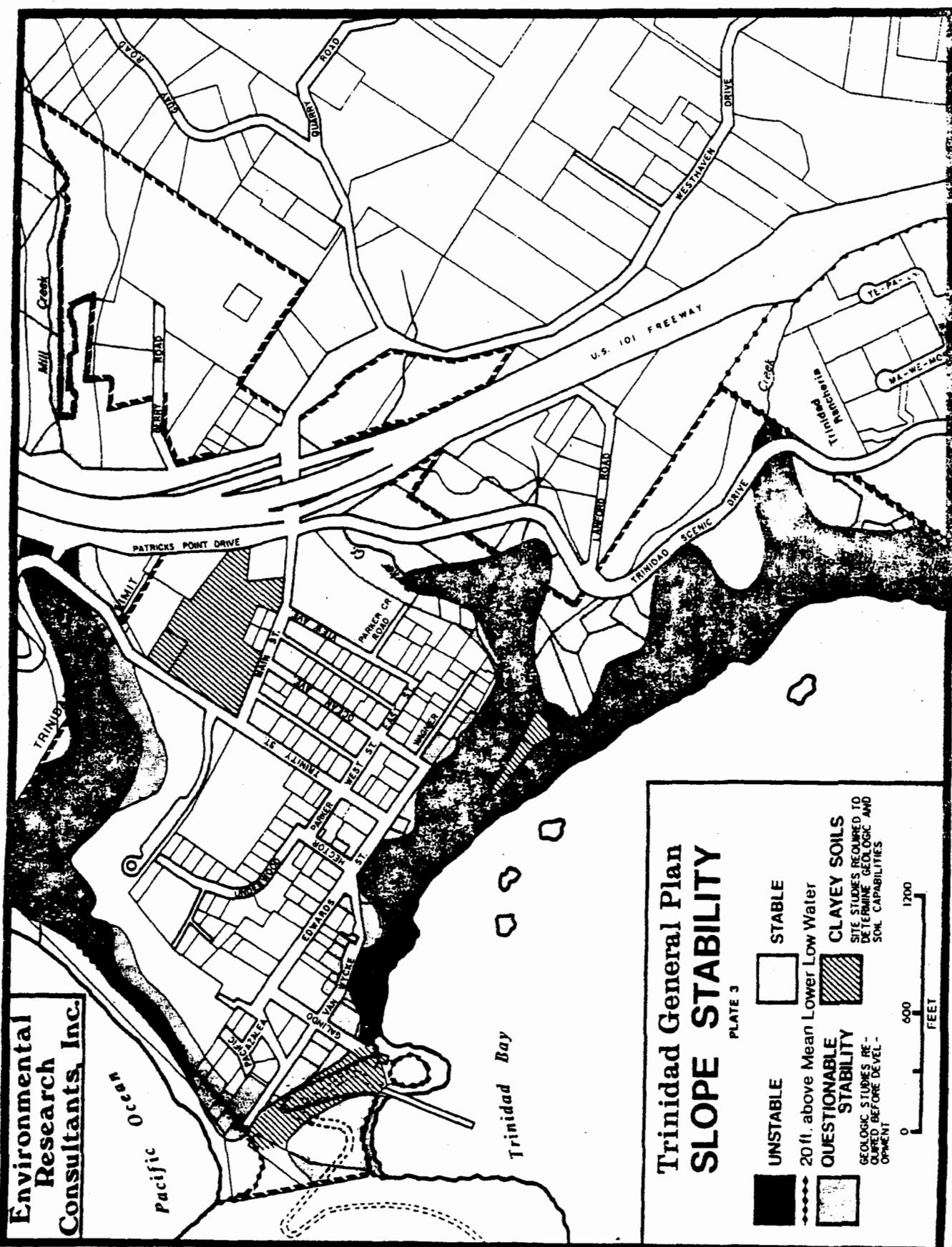
Convenience shopping facilities should be located near the freeway interchange. Gift shops, smokehouses, tackle shops, restaurants, and other visitor related businesses can be located along primary collector streets provided they are compatible with nearby residences. The compatible blending of these types of businesses with the community enhances the fishing village character of the town.

Recommended Land use

The Land Use Map identifies six acres on the west side of the freeway interchange for commercial use. About half of this is vacant. Two vacant adjacent areas are designated Planned Development which permits commercial development compatible with nearby residential areas. These areas should be sufficient to accommodate the additional commercial uses expected within the planning period. The existing commercial area on Patricks Point Drive south of Anderson Lane is recognized as is the existing commercial use on the east side Frontage Road. Other existing commercial uses recognized on the Land Use Map are the office building north of the City Hall, the southwest corner of Trinity Street at Parker, and the commercial facilities at the harbor.

¹ See page 34 for separate discussion of visitor accommodations.

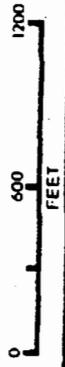
**Environmental
Research
Consultants, Inc.**



**Trinidad General Plan
SLOPE STABILITY**

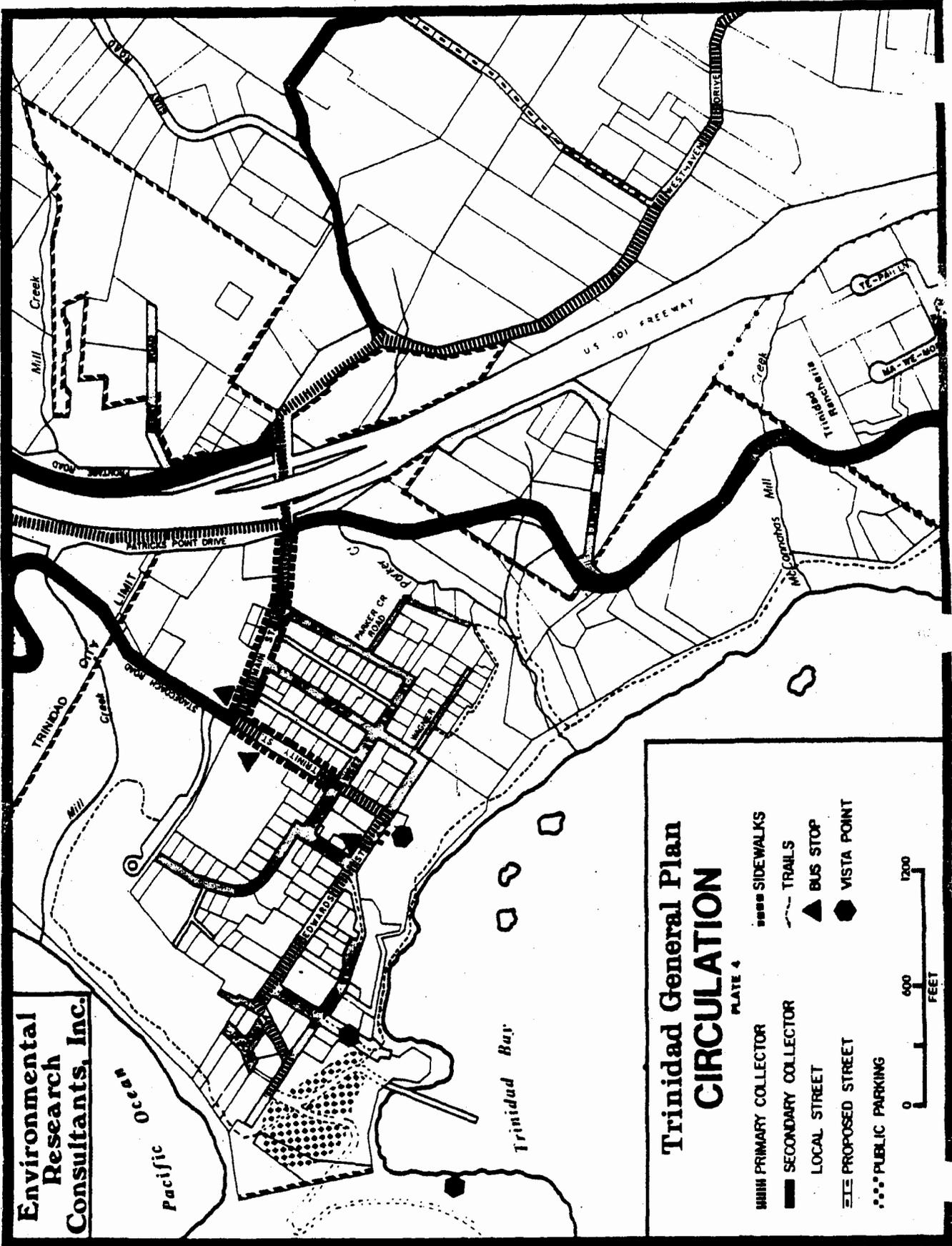
PLATE 3

-  UNSTABLE
 -  20 ft. above Mean Low Water
 -  QUESTIONABLE STABILITY
 -  STABLE
 -  CLAYEY SOILS
- SITE STUDIES REQUIRED TO DETERMINE GEOLOGIC AND SOIL CAPABILITIES
- GEOLOGIC STUDIES REQUIRED BEFORE DEVELOPMENT



497

**Environmental
Research
Consultants, Inc.**



**Trinidad General Plan
CIRCULATION**
PLATE 4

- ▬▬▬ PRIMARY COLLECTOR
- ▬▬▬ SECONDARY COLLECTOR
- ▬▬▬ LOCAL STREET
- ▬▬▬ PROPOSED STREET
- ▬▬▬ PUBLIC PARKING
- ▬▬▬ SIDEWALKS
- ▬▬▬ TRAILS
- ▲ BUS STOP
- VISTA POINT



597

sewers are available or soil conditions have a demonstrated capability to support septic tank systems at the allowable density. Nearby areas designated for commercial uses provide Urban Residential areas with necessary commercial services. Unobtrusive home occupations and limited rooming and boarding of non-related residents or visitors may be appropriate.

Commercial

The Commercial category is intended to provide for the concentration of a limited range of commercial uses to meet the convenience needs of residents or visitors to the immediate area. Uses serving the commercial fishing industry are also appropriate.

Commercial areas should be of adequate size and have adequate street access and public services. Such areas should be located in convenient proximity to residential concentrations.

Visitor Services

The Visitor Services category is intended to provide areas for camping, recreational vehicle parks, motels, restaurants, lounges, and similar tourist services and accommodations.

This category is intended to be applied to areas with access to primary collector streets where the tourist facilities will be convenient to prime recreation attractions and have necessary public services. Such areas should not create conflicts with nearby residential areas, and should be located near convenience shopping facilities.

Planned Development

The Planned Development category identifies areas that are: (1) essentially residential where limited commercial activities may be appropriate subject to special integrating design; or, (2) sites which, because of their location, are suitable for one or more types of uses but where considerable design flexibility is needed to adapt the use to the site and to surrounding areas.

In addition to allowing the types of housing prescribed in the Housing Element the Planned Development category may include visitor accommodations and services, commercial uses, and recreational uses consistent with the residential character of the city and the natural and scenic features of the site and overall surroundings. Campgrounds and Recreational vehicle parks are not considered appropriate visitor accommodations in the Planned Development category. Intensity of development should not exceed that allowed in the Urban Residential category or waste disposal constraints, whichever is more restrictive.

Public and Religious

The Public and Religious category identifies areas owned by public agencies or religious organizations. (Public ownerships that are essentially open

space parks have been designated as Open Space on the Land Use Map). Public agency ownerships include school sites, public parking areas, utility substations, fire stations, public buildings, and cemeteries. Existing church sites are also included in this category. Any proposed public and religious facilities are intended to be compatible with nearby land use and to be located on streets which offer convenient access.

City of Trinidad Zoning Ordinance

The Zoning Compatibility Matrix indicates that several of the existing zoning districts are not suited to implementation of the General Plan. Others are in need of revision. The following suggestions are offered for consideration when the city undertakes to conform the Zoning Ordinance and Zoning Map to the General Plan.

1. An Open Space zone should be added. It should be applied to areas designated as Open Space on the General Plan with the exception of public park areas, which should be in the Public Facilities zone. Only single family dwellings and related structures, access facilities, and timber harvesting should be allowed in the Open Space district and then only after the owner submits adequate studies showing that the proposed activity will not increase erosion, slope instability or involve disturbance of significant areas of riparian vegetation. The provisions of Ordinance 142 regarding stream and marine protective zones should be incorporated in this district. When owners choose to retain lands as open space without any significant development the city should support owners' efforts to obtain special property assessment consideration as provided under state law.
2. In case the city should annex areas of prime timberland, agricultural land, a rock quarry or similar resource areas, a Resource Production zone should be added. Timber harvesting, agricultural activities and incidental uses should be the only permitted uses. Rock quarries and other resource uses with possible impacts on nearby land use should require a use permit. The minimum lot size should be at least twenty acres.
3. If the recommended wastewater facilities study shows that a sewer system is not required then the minimum lot sizes in residential districts should be adjusted to be consistent with the recommendations developed in the study. Apartments and other high density uses should be eliminated as permitted uses. A second single family residence or duplex should be permitted in the R-1 or R-S districts subject to a use permit providing the lot size is double the minimum for a single residence. With these changes the R-2, R-3, and R-4 zones (which are not currently used) could be eliminated from the Ordinance.

Section 4.09. Commercial or C Zone

The commercial zone is intended to be applied to areas designated commercial in the general plan. It provides for the commercial services that meet the convenience and retail needs of the residents and visitors. Uses serving the commercial fishing industry are also appropriate. The following regulations shall apply in all commercial zones:

A. Principal permitted uses

1. Professional and business offices.
2. Social halls, fraternal and social organizations and clubs.
3. Retail stores, agencies and services of a light commercial nature conducted entirely within an enclosed building such as antique shops, art galleries, retail bakeries, banks, barbershops, beauty salons, book stores, clothing and apparel stores, coin operated dry cleaning and laundry establishments, drugstores, florist shops, food markets, furniture stores, hardware and appliance stores, radio and television sales and service, restaurants and appurtenant licensed premises, service stations, studios, tailor shops, enclosed theaters, variety stores, plant nurseries, smokehouses and related sales, secondhand sales appurtenant to another permitted use.

B. Uses permitted with a use permit

1. Motels; single-family dwellings associated with a commercial use.
2. Major auto repair, new and used auto, RV and boat sales, licensed premises not appurtenant to any restaurant, secondhand sales, storage warehouses, small animal hospital within a building, cabinet shops, contractor yards, handicraft manufacture, lumber yards, metal working shops, printing, wholesaling, commercial recreational facilities, piers, manufacture, repair and storage of fishing equipment, storage and processing of ocean produce.

C. Other regulations

1. Minimum area for new lots: 8,000 sq. ft.
2. Maximum density: One motel unit per 2,500sq. ft. of lot area; 8,000 sq. ft. of lot area per dwelling unit.
3. Minimum yards: Front – 20 feet; rear and side -- none except 5 feet when adjacent to any other zone.
4. Maximum building height: 25 feet, provided that greater height may be permitted subject to obtaining a use permit.

EXHIBIT NO. 7
APPLICATION NO. TRN-MAJ-1-05 TRINIDAD LCP AMENDMENT EXCERPTS, CITY OF TRINIDAD ZONING ORDINANCE (1 of 2)

Section 4.10. Public and Religious or PR Zone

The public and religious zone is intended to be applied to areas designated as public and religious in the Trinidad general plan. All publicly owned lands exclusive of those maintained primarily as open space, and all lands owned by religious organizations and used for religious worship and related activities are included. Public agency ownerships include schools, public parking areas, utility substations, fire stations, public buildings and cemeteries. Any public and religious facility should be compatible with nearby uses and be located on streets which offer convenient access. The following regulations in this chapter shall apply in all public and religious zones:

A. Principal permitted uses

1. Churches and appurtenant facilities.
2. Fraternal and social organizations.
3. Public parks, playgrounds, recreation centers, community gardens.
4. Public and private schools, police and fire stations, public service and administrative offices, cultural facilities including museums, libraries, auditoriums, public rest rooms.
5. Utility substations, corporation yards, reservoirs, storage tanks, radio and TV transmission facilities, caretaker residences.

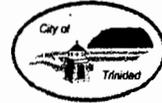
B. Other regulations

1. Minimum area for new lots: The area needed to accommodate the intended use, yard requirements, and any wastewater disposal facilities.
2. Minimum yards: Front -- 20 feet; rear and side -- 5 feet, except none when adjacent to PR and C zones.
3. Maximum building height: 25 feet, provided that greater height may be permitted subject to obtaining a use permit.
4. Design review: Expansion of existing uses and buildings and any new uses or buildings shall be subject to the design review requirements of Section 6.19.

2022

TRINIDAD CITY HALL
P.O. Box 390
409 Trinity Street
Trinidad, CA 95570
(707) 677-3759 Fax
(707) 677-0223

Chi-Wei Lin, Mayor
Gabriel Adams, City Clerk



RESOLUTION NO. 2005-10

A RESOLUTION OF THE CITY OF TRINIDAD AMENDING THE ZONING MAP AND THE GENERAL PLAN LAND USE MAP UPON CERTIFICATION BY THE CALIFORNIA COASTAL COMMISSION AS PART OF A LOCAL COASTAL PLAN AMENDMENT

WHEREAS, a parcel of Commercially zoned land within the City limits was given to the Humboldt North Coast Land Trust in order to accommodate public uses, including a City Park, Museum and Library, and in order to accommodate the proposed uses, the property must be rezoned / re-designated as Public and Religious; and

WHEREAS, a Negative Declaration encompassing the rezoning / re-designation was duly prepared and noticed pursuant to the requirements of CEQA and was approved by the Trinidad Planning Commission on March 20, 2002 and adopted by Trinidad City Council on April 10, 2002; and

WHEREAS, after due notice and public hearing, and in accordance with the Local Coastal Program (Trinidad Zoning Ordinance Chapter 17.68), the Planning Commission approved the amendment to the Zoning Map and Land Use Map as indicated in Exhibit A and B on March 20, 2002, and the Trinidad City Council adopted the amendment on June 4, 2002 as recommended by the Planning Commission.

THEREFORE, it is hereby resolved by the City Council of the City of Trinidad as follows:

1. The City Council of the City of Trinidad resolves that, pursuant to Public Resources Code Sections 30510, 30512, 30513 and 30519, said amendment shall: 1) become part of the Trinidad Local Coastal Program upon final certification by the California Coastal Commission; 2) is intended to be carried out in a manner fully consistent with the California Coastal Act; and 3) all other provisions of the Trinidad Local Coastal Program shall remain in effect.
2. The Zoning Map and Land Use Map amendment shall take effect immediately upon certification by the California Coastal Commission if approved as submitted. If the California Coastal Commission certifies the amendment subject to conditions that change the nature of the amendment, final approval by the Trinidad City Council shall be required prior to the amendment taking effect.
3. City staff is directed to apply to, and work with, the California Coastal Commission for approval of this Local Coastal Program amendment.

PASSED, APPROVED AND ADOPTED on this 14th day of September 2005, by the following vote:

AYES: Marlow, Bowman, Lin, Heyenga, Cuthbertson
NOES: None
ABSENT: None
ABSTAINED: None

EXHIBIT NO. 8
APPLICATION NO.
TRN-MAJ-1-05
TRINIDAD LCP AMENDMENT
CITY RESOLUTION NO.
2005-10 -- SUBMITTAL OF
LCPA APPLICATION (1 of 3)

Attest:

Gabriel Adams
Trinidad City Clerk

Chi-Wei Lin
Mayor

LAND USE CATEGORIES

-  Open Space
-  Resource Production
-  Rural Residential
-  Suburban Residential
-  Urban Residential
-  Visitor Services
-  Commercial (C)
-  Public & Religious (PR)
-  Planned Unit Development
-  Special Environment

Exhibit A

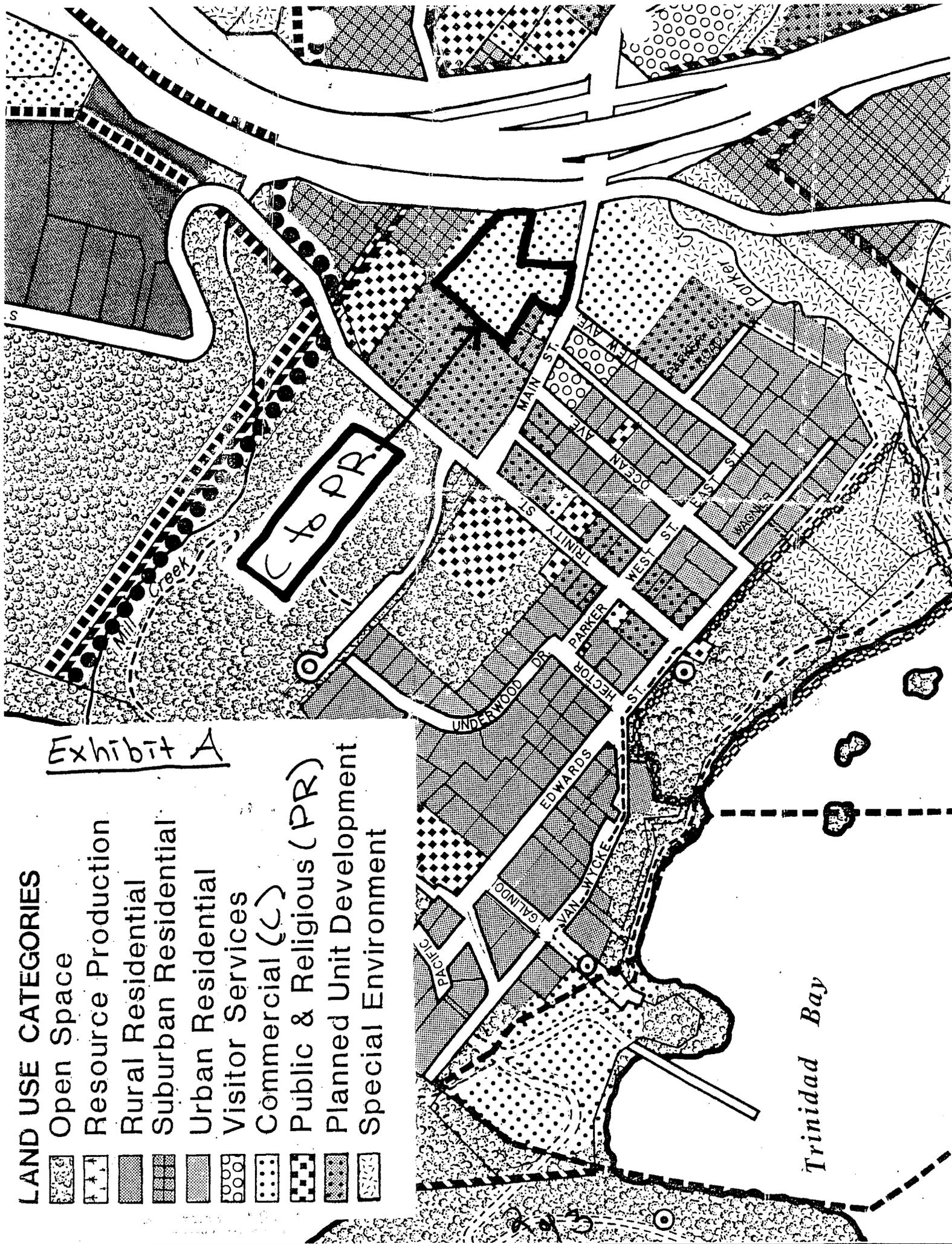
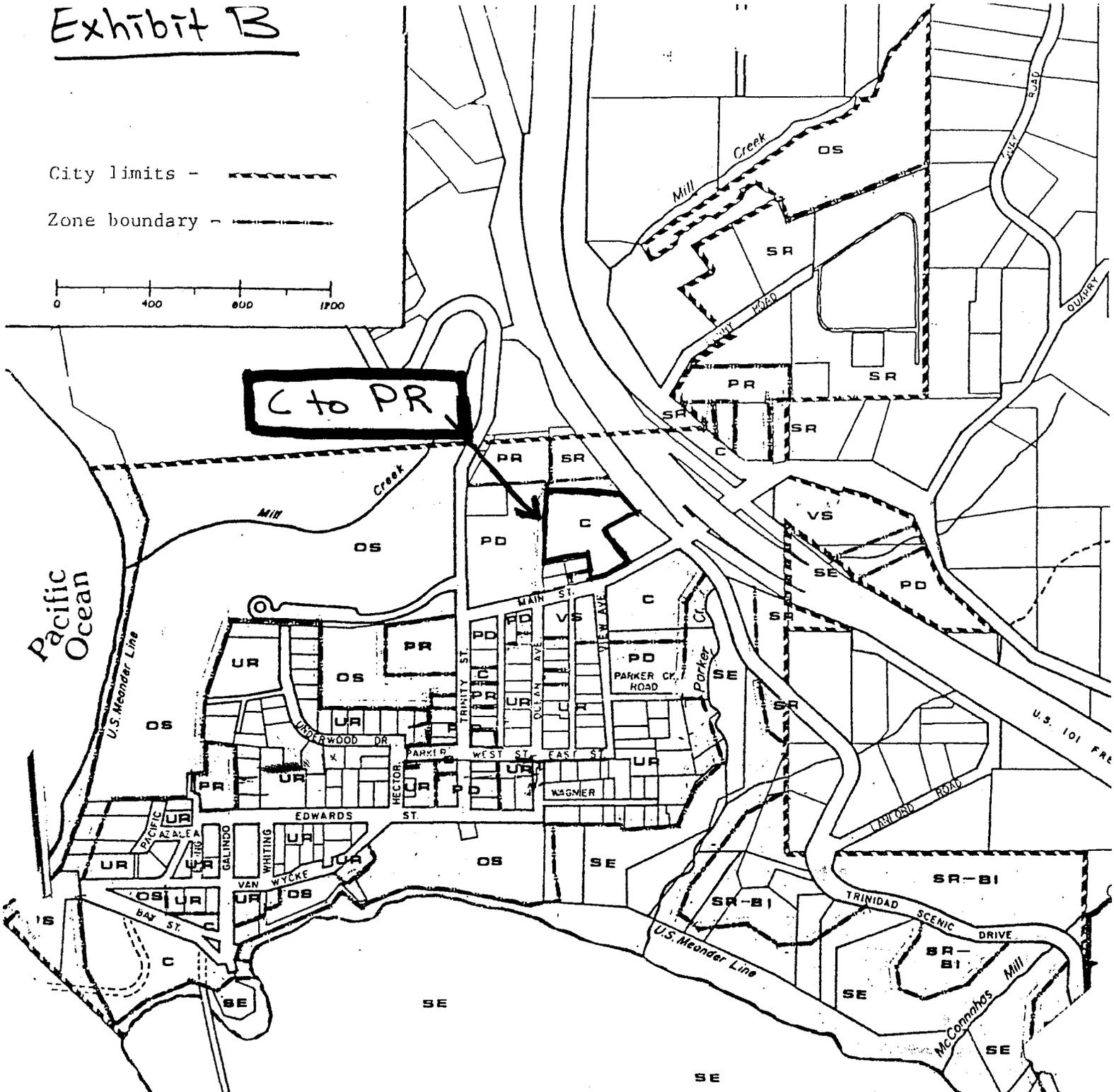
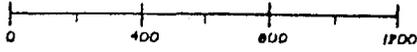


Exhibit B

City limits - 

Zone boundary - 



TRINIDAD ZONING MAP

Sec. 3.04

Trinidad Head

Symbol

Principal Zones

OS	Open Space
SE	Special Environment
SR	Suburban Residential
UR	Urban Residential
PD	Planned Development
VS	Visitor Services
C	Commercial
PR	Public & Religious

Combining Zones

Symbol

Special Building	
Site - 1 acre	-B1
2 acres	-B2
5 acres	-B5
Mobilehome	-MH

393

TRINIDAD CITY HALL
P.O. Box 390
409 Trinity Street
Trinidad, CA 95570
(707) 677-0223

Chi-Wei Lin, Mayor
Gabriel Adams, City Clerk



ORDINANCE 2006-01

AN ORDINANCE OF THE CITY OF TRINIDAD AMENDING THE ZONING MAP, SECTION 17.12.040 OF THE ZONING ORDINANCE, AND THE LAND USE MAP, PLATE 1B OF THE GENERAL PLAN OF THE CITY OF TRINIDAD REZONING AND REDESIGNATING A VACANT PARCEL OF LAND AT MAIN AND PATRICKS POINT DRIVE (APN: 042-051-34) FROM COMMERCIAL (C) TO PUBLIC AND RELIGIOUS (PR)

THE CITY COUNCIL OF THE CITY OF TRINIDAD DOES ORDAIN AS FOLLOWS:

Section 1: A new zoning map (Exhibit A) for the City of Trinidad is hereby adopted.

Section 2: A new land use map (Exhibit B) for the City of Trinidad is hereby adopted.

PASSED, APPROVED, AND ADOPTED on this 28th day of February, 2006, by the following vote:

Ayes: Marlow, Lin, Heyenga, Cuthbertson
Noes: None
Absent: Bowman
Abstain: None

RECEIVED

APR 03 2006

CALIFORNIA
COASTAL COMMISSION

Attest:

Gabriel Adams
Trinidad City Clerk

Chi-Wei Lin
Mayor

First Reading: Tuesday, February 28, 2006 -

Second Reading: Wednesday, March 08, 2006

EXHIBIT NO. 9
APPLICATION NO. TRN-MAJ-1-05 TRINIDAD LCP AMENDMENT
CITY RESOLUTION NO. 2006-1 - COMMUNITY CENTER SITE PLAN & ZONING AMENDMENT (1 of 3)

LAND USE CATEGORIES

- Open Space
- Resource Production
- Rural Residential
- Suburban Residential
- Urban Residential
- Visitor Services
- Commercial (C)
- Public & Religious (PR)
- Planned Unit Development
- Special Environment

Exhibit A

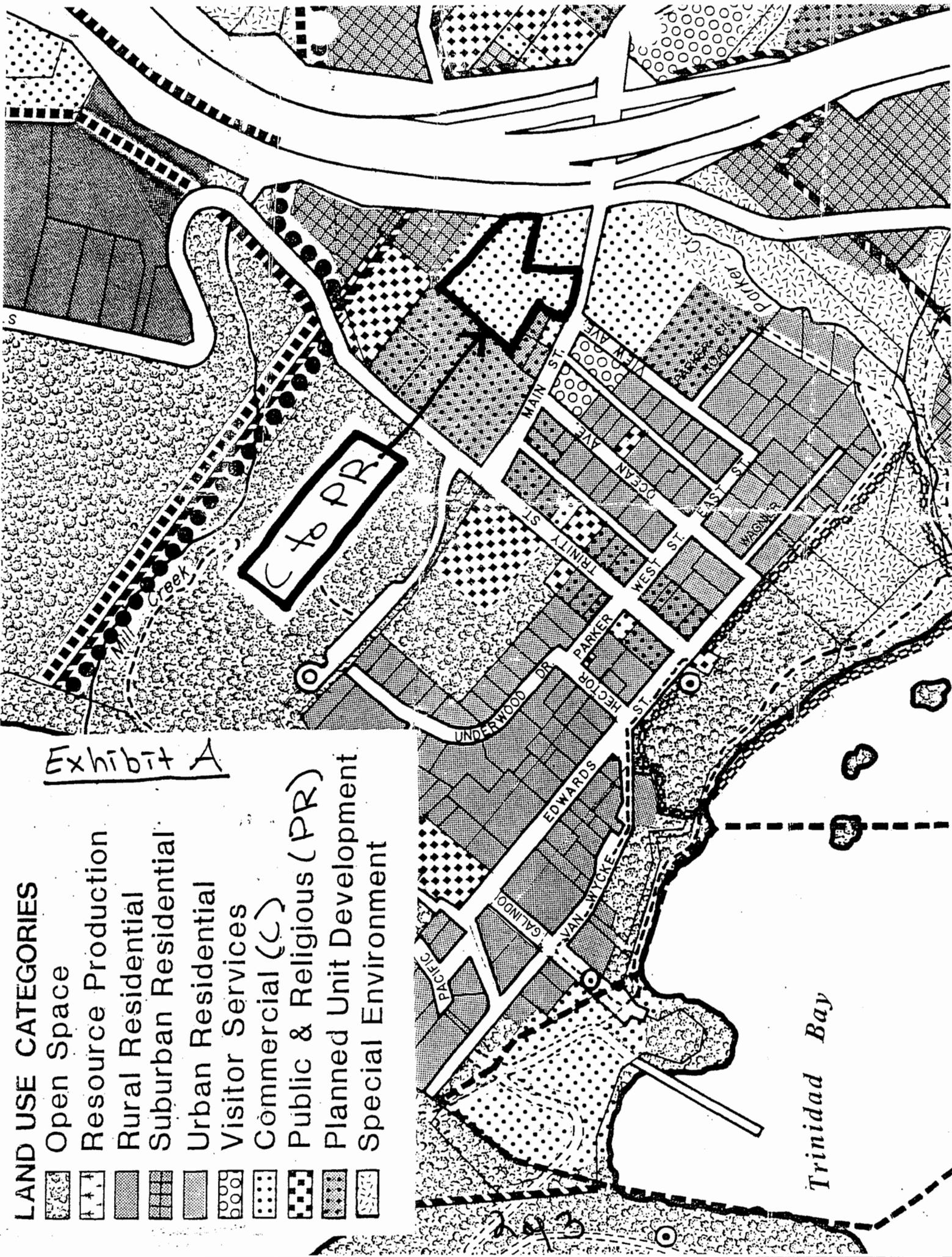
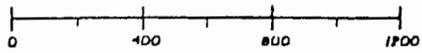


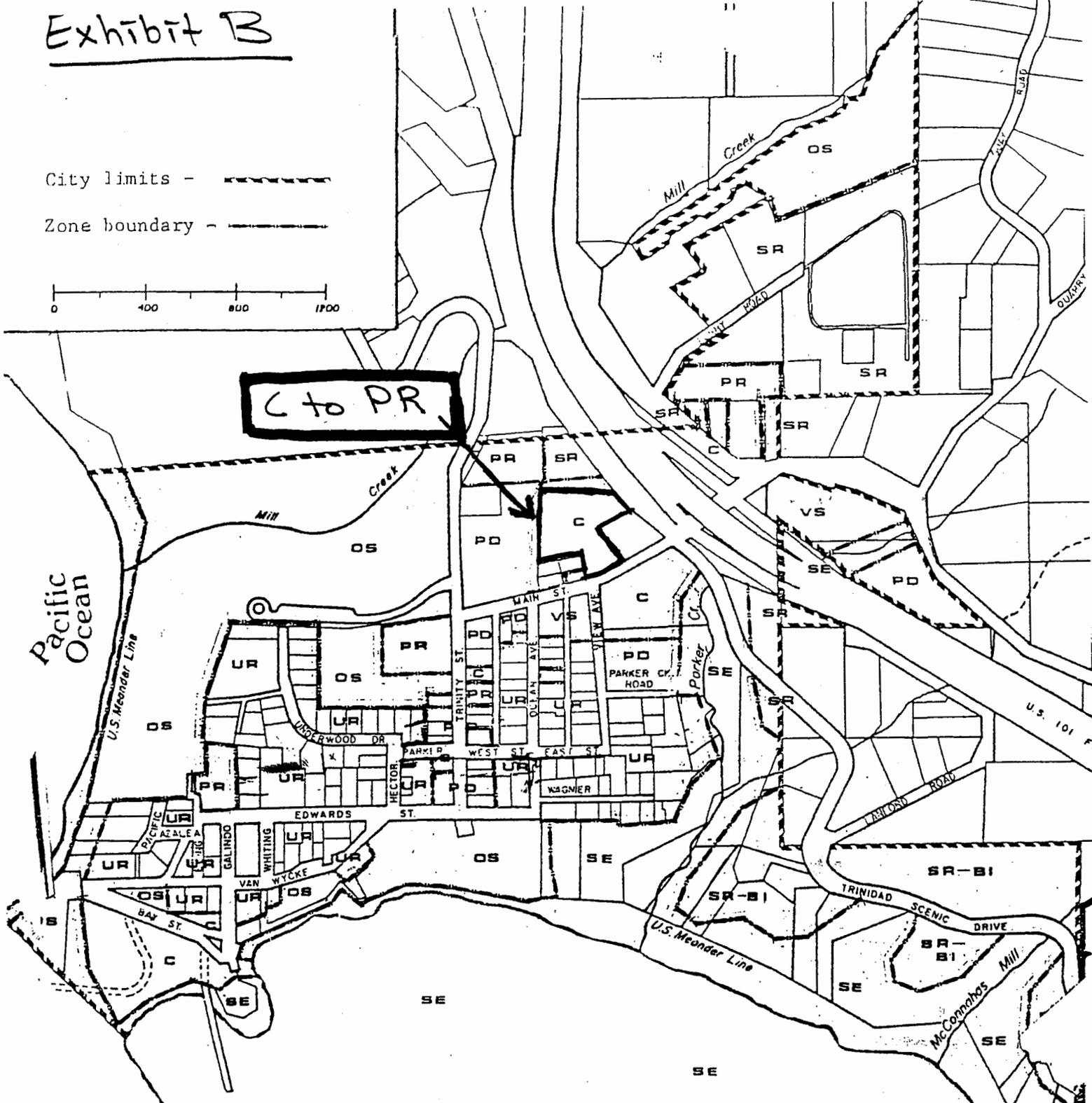
Exhibit B

City limits - 

Zone boundary - 



C to PR



TRINIDAD ZONING MAP

Sec. 3.04

Trinidad Head

<u>Symbol</u>	<u>Principal Zones</u>	<u>Combining Zones</u>	<u>Symbol</u>
OS	Open Space	Special Building	
SE	Special Environment	Site - 1 acre	-B1
SR	Suburban Residential	2 acres	-B2
UR	Urban Residential	5 acres	-B5
PD	Planned Development	Mobilehome	-MH
VS	Visitor Services		
C	Commercial		
PR	Public & Religious		

393

KEY



HISTORICALLY CUT SURFACE. DEPTH OF CUT INCREASES TO ABOUT 8 FT. (EST.) TO NORTH. OTHER CUTS MAY EXIST BENEATH THE FILL OR IN UNSTUDIED LOCATIONS.



ORIGINAL GROUND SURFACE (A-HORIZON TYPICALLY DISTURBED TO ABOUT -1.5 FT. (EST.))



FILL. VARIOUS TYPES, UNDIFFERENTIATED. MAXIMUM DEPTH REPORTED IS ABOUT 18 FT. MAXIMUM DEPTH IN ANCIENT DRAINAGE THAT TRENDS ROUGHLY NORTHEAST FROM THE SW CORNER OF THE FILL EAST OF THE DRIVEWAY.



ZONE OF EXCLUSION RECOGNIZED DUE TO FAULT HAZARDS. SEE TEXT FOR DISCUSSION



EDGE OF FILL. ARROW PLACED AT TOP OF SLOPE POINTING AT THE LOCATIONS APPROXIMATE. THE IS A CONTACT POINT.



CONTACT BETWEEN MAPPED AREAS. LOCATED VERY APPROXIMATELY (1 TO 20 FT. EST.) ALQUIST-PRIOLO SPECIAL STUDIES ZONE (A-P-SSZ) BOUNDARY FROM STATE MAP (CGO-4, 1983). SEE ALSO, INSET MAP TO LEFT.



PROJECT (SITE) BOUNDARY



EXISTING DEVELOPED AREA WITHIN THE SITE. THESE AREAS WERE NOT STUDIED. WE MAKE NO INFERENCES ABOUT FAULT-RELATED HAZARDS OR LEVELS OF ASSOCIATED RISK. ALL RECOMMENDATIONS IN THE REPORT DO NOT PERTAIN TO THESE AREAS.



APPROXIMATE LOCATION OF FAULT TRACES AS MAPPED BY THE STATE (COMG, 1983). NOTE: THE STATE MAPS AT A SCALE OF 1:24,000. AT THIS SCALE THE TRACES ARE ABOUT 80 FT WIDE ON THE MAP



AREA WHICH CANNOT BE DEVELOPED WITHOUT CONDUCTING AN ALQUIST-PRIOLO SPECIAL STUDIES ZONE STUDY. THAT IS, THIS AREA WAS SPECIFICALLY EXCLUDED FROM THE PRESENT STUDY AND THEREFORE MUST BE STUDIED AT A FUTURE TIME TO DETERMINE WHAT LEVEL OF RISK EXISTS. SEE TEXT FOR DISCUSSION.

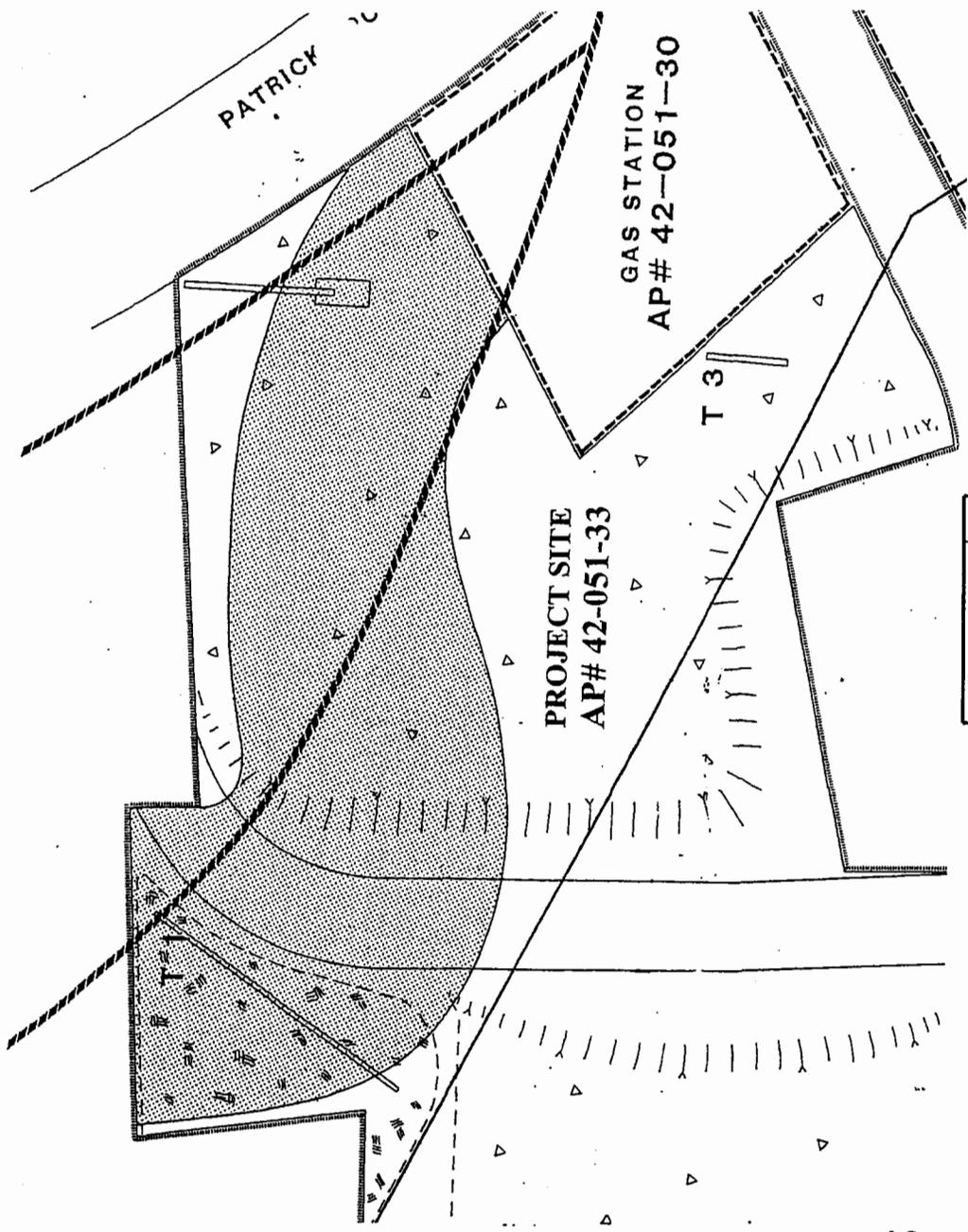


EXHIBIT NO. 10
APPLICATION NO.
TRN-MAJ-1-05
EXCERPT, RESULTS OF AN ALQUIST-PRIOLO-MANDATED STUDY OF THE SAUNDERS PROPERTY, (BUSCH GEOTECHNICAL CONSULTANTS, APRIL 1988)

Source: Results of an Alquist-Priolo-Mandated Study of the Saunders Property, a Site Crossed by a Bending Zone of Deformation Associated with the Trinidad Fault, Trinidad, California; Busch Geotechnical Consultants, April, 1988.

October 12, 1988

RECEIVED

APR 19 2006

CALIFORNIA
COASTAL COMMISSION

EXHIBIT NO. 11

APPLICATION NO.

TRN-MAJ-1-05
TRINIDAD LCP AMENDMENT
EXCERPTS, WASTEWATER
DISPOSAL SOIL SUITABILITY
REPORTS (WALTER B. SWEET CE,
OCT. 1988; LACO ASSOCIATES,
APRIL 2002) (1 of 6)

Mr. Glenn Saunders
P. O. Box 368
Trinidad, CA 95570

Dear Mr. Saunders:

This preliminary soils report, based on test borings, is prepared to address development for each of your two proposed parcels, subdivision of Assessor's Parcel Number 42-051-28, adjacent to the northerly line of Main Street in Trinidad, California.

On May 9, 1983, I was present during excavation of seven backhoe pits in the easterly portion of this parcel. These pits are designated by us as BP-1 through BP-7. On July 3, 1985, I was present during excavation of four additional backhoe pits in the westerly portion of this parcel, designated at BP-8 through BP-11. Soils were visually logged, and samples taken. Samples were laboratory tested by hydrometer analysis as an aid for classifying. Locations of backhoe pits are shown on our two Plot Plans, enclosed. Logs of pits and soil test data are also enclosed.

We find original native soils to be sands, silty (loamy) sands, and sandy silts (loams) of medium-dense consistencies in their undisturbed states. Undisturbed sands and sandy soils are capable of supporting over 1,000 pounds per square foot bearing pressure for dead plus live loads, in my opinion. Fill soils, whether recent or over ten years old should not be relied on for soil bearing in my opinion. I assign a zero bearing value to fill soils in their present state. Fill soils are noted on our soil logs. Where no notation is made, soils are undisturbed native materials.

I have recently revisited the site, and have reviewed the April 22, 1988, report by Busch Geotechnical Consultants of Arcata, California. I find the site to be the same as during my 1983 and 1985 visits, except that leach trenches and other installations for site sewage disposal have been placed in the lower area including BP-7 and trenches T-1 through T-3 have been excavated and backfilled during the geologic investigation by Busch Consultants. We are enclosing a portion of the Location Map by Busch Consultants, which indicates locations of their trenches and to which we have added approximate locations of our backhoe pits BP-1 through BP-11.

In my opinion, each parcel can be developed for framed one- or two-story residential or commercial buildings, provided the following recommendations are followed. In the westerly portion, west of the paved driveway, extend all footings down to bear on native, undisturbed soils. I do not recommend siting a building or structure on fill materials. Do not consider developing the northerly portion of this area, delineated on the Busch map as dotted, without consideration of all recommendations made by Busch.

In the easterly portion, the only viable area for development, in my opinion, is the southerly half, adjacent to Main Street. Here I also recommend extending all foundations down to bear on, or adhere to, original ground. Driven or drilled piling may be considered where upper soils are fill soils. The south-westerly area has leach lines; therefore, no buildings should be erected there. For the northerly portions, shaded on the Busch map, I have the same admonition as presented in the previous paragraph.

Development of concrete, masonry, or steel buildings may be considered provided additional soils investigations and recommendations are made by a registered civil engineer. Consideration for three-story or higher buildings are also

Page Two
Saunders Parcel

Job No. 83-2180

subject to further investigation, in my opinion.

Please feel free to call if you have any questions or if you feel we may be of further assistance.

Very truly yours,

Walter B. Sweet

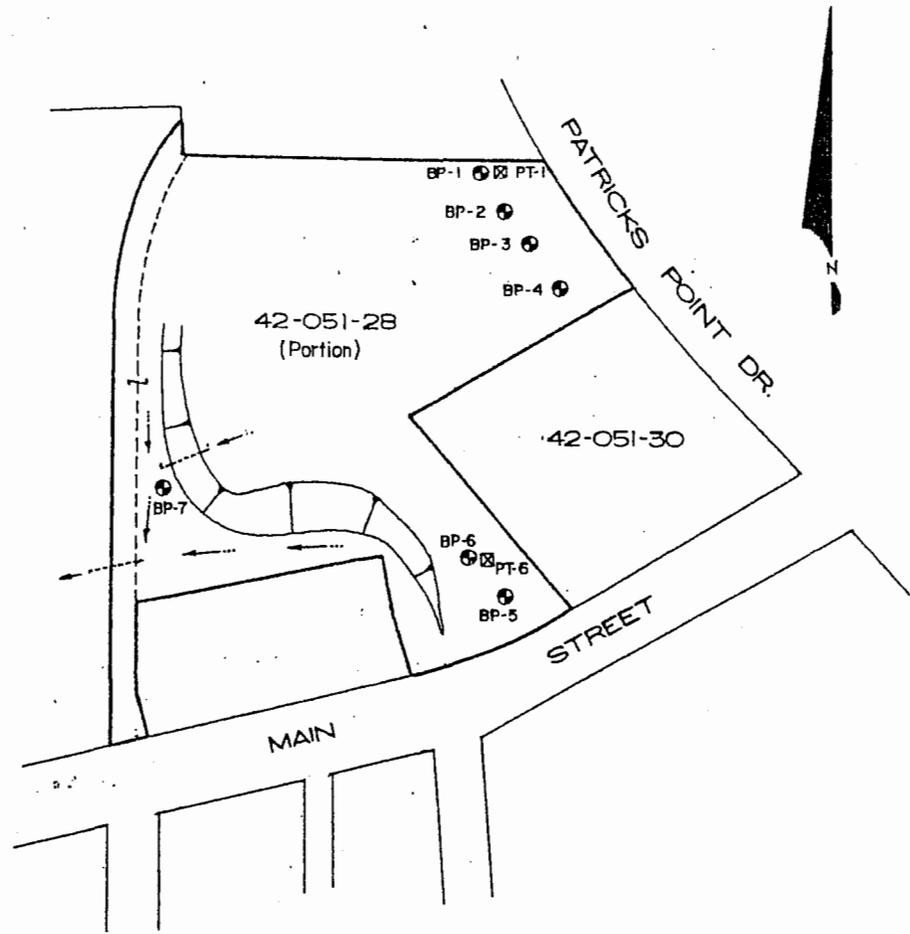
Walter B. Sweet, Civil Engineer
R.C.E. 13,184 Exp. 3-31-89



Enclosures

WBS/kep

296



Saunders - Trinidad
PLOT PLAN
 1" = 150' ±

396



LACO ASSOCIATES

CONSULTING ENGINEERS

LEONARD M. OSBORNE
DAVID R. GERMAN
DAVID N. LINDBERG · RG 5581
FRANK R. BICKNER
RONALD C. CHANEY · CE 29027
HOWARD W. GARDNER · ME 2130C
CHARLES W. GALLATY
5153.

April 22, 2002

City of Trinidad
409 Trinity Street
Trinidad, California 95570

Attention: Mayor Dean Heyenga

Subject: Leachfield Suitability; New Trinidad Library and Museum

Dear Mayor Heyenga:

LACO ASSOCIATES (LACO) has completed the analysis of the site suitability for installation of a private disposal system (leachfield) for the new library planned for the City of Trinidad. On March 28, 2002, during the Humboldt County "Wet Weather Test Period", LACO personnel excavated several test pits and completed two percolation tests on the site. A site plan showing the locations of these test pits is attached as Figure 2. Logs of the soil profile tests at the test pits are also attached to this letter report.

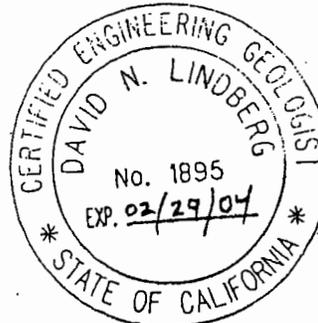
Suitable native soils were located beyond the north edge of the old Caltrans fill on the site (Figure 2). No free groundwater was encountered in our test pits. When suitable materials were encountered (i.e., not fill), our profile test pits extended to 10 feet below the ground surface. Textural analysis of soil samples from the test pits indicated Zone 1 soil types (sands) which, per Humboldt County Health Department regulations, are acceptable materials. In the two percolation test holes, absorption rates stabilized at 3.0 to 3.3 minutes per inch. Laboratory reports (textural analysis) and percolation test results are also attached.

Given the acceptable soil types and good percolation rates, it is our opinion that a leachfield and reserve can be located on the northern edge of the property. Please note that the County requires a minimum 10-foot setback from property lines.

LACO can assist in preparing a leachfield design for submittal to the Health Department. Please call if you have questions regarding this aspect of our work on your project.

Sincerely,
LACO ASSOCIATES

David N. Lindberg, CEG 1895
Principal Engineering Geologist



DNL: qlk

Attachments

4 of 6

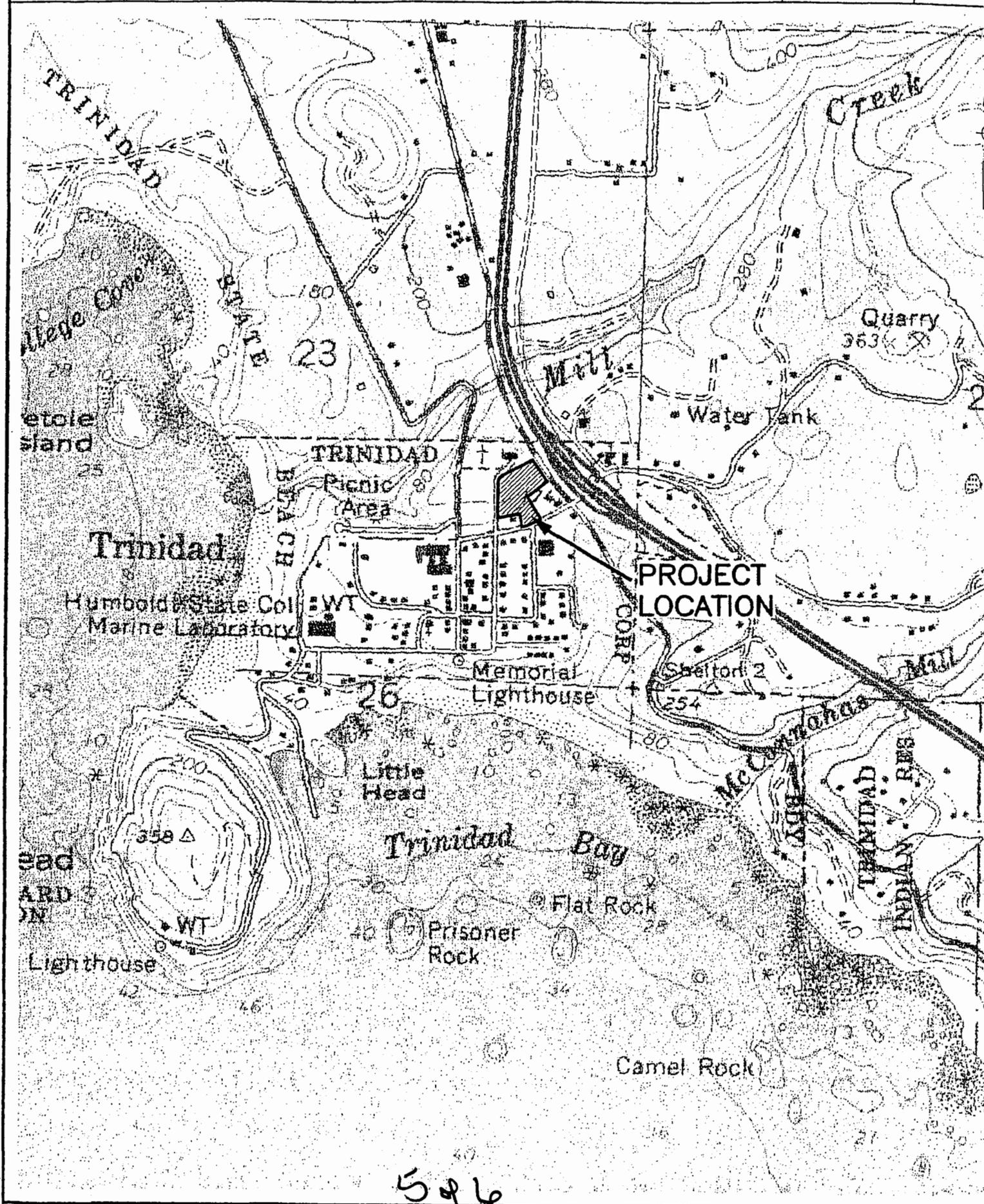
RECEIVED
APR 19 2006
CALIFORNIA
COASTAL COMMISSION

LI
LD
LD
FI
G
H
G

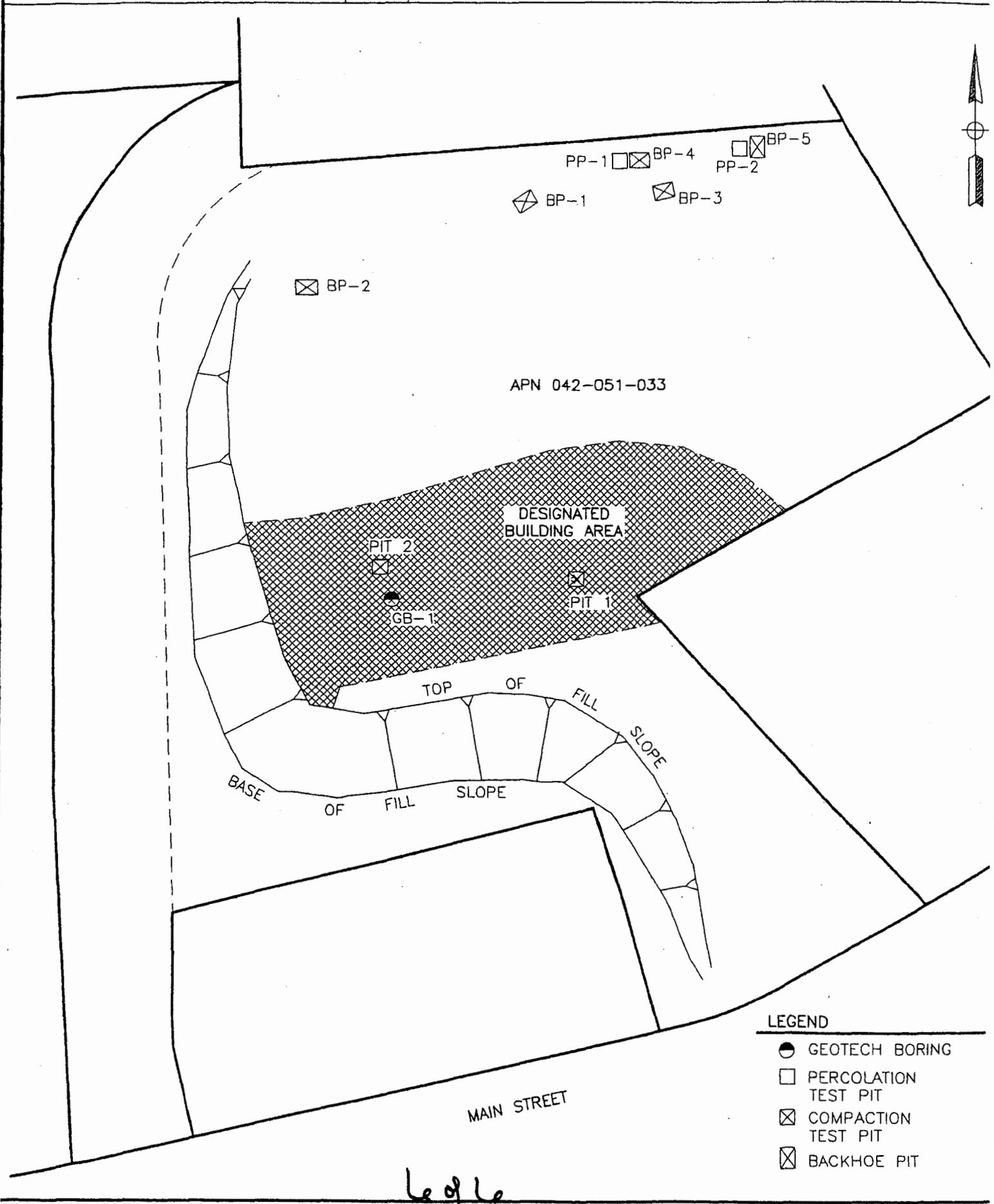
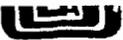
LOCATION MAP

SCALE 1"=1000'

5153



596



LEGEND

- GEOTECH BORING
- PERCOLATION TEST PIT
- COMPACTION TEST PIT
- BACKHOE PIT

Le of Lo